

IN RE: PETITION FOR VARIANCE * BEFORE THE
W/S Sparrows Point Boulevard and *
Tin Mill Road at Patapsco River * DEPUTY ZONING COMMISSIONER
(Bethlehem Steel Corporation, *
Sparrows Point Shipyard) * OF BALTIMORE COUNTY
15th Election District *
7th Councilmanic District * Case No. 97-378-A

Bethlehem Steel Corporation *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for property located at the end of Sparrows Point Boulevard and Tin Mill Road at the Patapsco River. The Petition was filed by the owner of the property, Bethlehem Steel Corporation, by S. G. Donches, Vice President, and their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Section 258.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit front, rear and side yard setbacks of as close as 0 feet in lieu of the required 25-foot front yard and 30-foot side and rear yard setbacks. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Steve Wiehe, Registered Professional Land Surveyor who prepared the site plan for this property, Glenn Price, and Guy Letterman, all representatives of the Bethlehem Steel Corporation. The Petitioners were represented by Robert A. Hoffman, Esquire, and Patsy Malone, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 223.7 acres, zoned MH-IM and is the site of the Petitioner's shipbuilding, steelmaking, and associated support facility. The Petitioners

ORDER RECEIVED FOR FILING

Date

By

MICROFILM

are desirous of subdividing the subject property to separate the shipbuilding operation at this location from the steelmaking and processing operation on the site. Testimony revealed that the Petitioner has made the decision to sell its shipyard operation and in order to prepare it for eventual sale to a buyer, the property must be subdivided. As shown on colorized site plans identified as Petitioner's Exhibits 1A, 1B and 1C, a subdivision line has been drawn in red and shows the buildings in blue which will be part of the shipyard operation, and a building in green which will remain with the steel processing plant. As a result of the proposed subdivision, the requested variances are necessary in order to legitimize conditions on the property which have existed since prior to the effective date of any zoning regulations governing such use.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly

enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

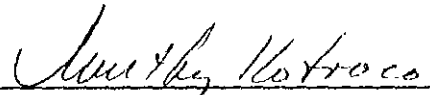
ORDER RECEIVED FOR FILING
Date 4/24/97
By [Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of April, 1997 that the Petition for Variance seeking relief from Section 258.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit front, rear and side yard setbacks of as close as 0 feet in lieu of the required 25-foot front yard and 30-foot side and rear yard setbacks, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments (due date March 26, 1997), attached hereto and made a part hereof.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Attach original petition

Due Date 3/26/97

To: Arnold L. Jablon

From: Bruce Seeley *BS/gp*

Subject: Zoning Item #378

Bethlehem Steel

Zoning Advisory Committee Meeting of March 24, 1997

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☐ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- ☐ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
- ☒ Any redevelopment of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- ☒ Applicant is advised to contact Environmental Impact Review at 887-3980 to determine how Critical Area Regulations apply to the project, if at all.

ORDER RECEIVED FOR FILING

Date

By

MAR 27 1997



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 21, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S Sparrows Point Boulevard and Tin Mill Road at Patapsco River
(Bethlehem Steel Corporation, Sparrows Point Shipyard)
15th Election District - 7th Councilmanic District
Bethlehem Steel Corporation - Petitioner
Case No. 97-378-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. S. G. Donches, Vice President, Bethlehem Steel Corporation
1170 Eighth Avenue, Bethlehem, Pa. 18016-7699

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel

Case File
✓

378

DESCRIPTION TO ACCOMPANY
A ZONING REQUEST
PART OF
BETHLEHEM STEEL CORPORATION
SPARROWS POINT YARD
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point having coordinate South 26590.4034, East 32596.3117 at the end of the North 6 degree 11 minute West, 3392.07 foot bulkhead line of Bear Creek running thence and binding on the northmost bulkhead line of said creek and referring the courses of this description to the Baltimore County Grid Meridian

- 1.) North 39 degrees 49 minutes East, 1565.00 feet to the westmost bulkhead line of Humphrey's Creek, thence binding on said bulkhead to the end thereof
- 2.) South 53 degrees 11 minutes East, 950.00 feet
- 3.) South 72 degrees 57 minutes 20 seconds East, 162.59 feet
- 4.) South 44 degrees 45 minutes 23 seconds East, 272.95 feet
- 5.) South 6 degrees 11 minutes East, 1351.33 feet
- 6.) South 83 degrees 49 minutes West, 238.77 feet
- 7.) South 6 degrees 11 minutes East, 140.00 feet
- 8.) South 83 degrees 49 minutes West, 100.00 feet
- 9.) South 6 degrees 11 minutes East, 50.00 feet
- 10.) South 83 degrees 49 minutes West, 360.00 feet
- 11.) South 6 degrees 11 minutes East, 200.00 feet
- 12.) South 62 degrees 00 minutes 55 seconds West, 26.93 feet
- 13.) South 6 degrees 11 minutes East, 35.00 feet
- 14.) North 83 degrees 49 minutes East, 25.00 feet
- 15.) South 6 degrees 11 minutes East, 35.00 feet
- 16.) North 83 degrees 49 minutes East, 785.00 feet
- 17.) South 6 degrees 11 minutes East, 20.00 feet
- 18.) North 83 degrees 49 minutes East, 65.00 feet
- 19.) South 6 degrees 11 minutes East, 200.00 feet
- 20.) South 22 degrees 26 minutes 09 seconds West, 200.30 feet
- 21.) South 83 degrees 49 minutes West, 205.00 feet
- 22.) South 6 degrees 11 minutes East, 1022.00 feet
- 23.) South 36 degrees 11 minutes East, 120.00 feet
- 24.) South 6 degrees 11 minutes East, 115.00 feet
- 25.) South 83 degrees 49 minutes West, 30.00 feet
- 26.) South 6 degrees 11 minutes East, 630.00 feet
- 27.) South 27 degrees 49 minutes West, 350.00 feet
- 28.) South 84 degrees 30 minutes 27 seconds West, 331.36 feet
- 29.) North 49 degrees 11 minutes West, 23.17 feet

SPARROW2.WRI

- 30.) South 83 degrees 49 minutes West, 1477.58 feet
31.) North 6 degrees 11 minutes West, 4195.57 feet to the point of beginning.

Containing 223.36 acres of land more or less.

Being part of Bethlehem Steel Corporation, Sparrows Point Yard.



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-378-A
W of Sparrows Point Boulevard at SWC Riverside Drive and Tin Mill
Bethlehem Steel
15th Election District
7th Councilmanic
Legal Owner(s):

Bethlehem Steel Corporation
Variance: to permit front, rear, and side yard setbacks as close as zero feet in lieu of the

required 25 foot front yard and 30 side and rear yard required.

Hearing: Tuesday, April 15, 1997 at 10:30 a.m., 4th floor hearing room, County Courts Building, 401 Bosley Ave.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing. Please Call 887-3391.

3/342 March 27 C130005

CERTIFICATE OF PUBLICATION

97-378 A

TOWSON, MD.,

March 27, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 27, 1997.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

PALTIMORE COUNTY, MARYLAND
DEPT. OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 032677
97-398A

DATE 3/10/97
ACCOUNT 01-615
AMOUNT \$ 250.00

RECEIVED BY: [Signature]
FROM: [Signature]
Specialty pt.

FOR: 020-2000, [Signature] - \$250.00
01A00H0231N1C1HRC
BA C012:04PM03-10-97
\$250.00

VALIDATION OR SIGNATURE OF CASHIER
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Request for Zoning: Variance, Special Exception, or Special Hearing

378

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-378 A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: to permit front, rear, + side yard setbacks as
close as 0' in lieu of 25'-front yard and 30'
side yard.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave
Towson, Maryland 21204

97-378A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 378

Petitioner: Bethlehem Steel Corporation

Location: Sparrows Point Boulevard

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara Ormrod

ADDRESS: 210 Allegheny Avenue

Towson, Md 21204

PHONE NUMBER: 494-6201

AJ:ggg

RECEIVED

(Revised 09/24/96)

97-378A

TO: PUTUXENT PUBLISHING COMPANY
March 24, 1997 Issue - Jeffersonian

Please forward billing to:

Barbara Ormord
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204
494-6201

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-378-A
W of Sparrows Point Boulevard at SWC Riverside Drive and Tin Mill
Bethlehem Steel
15th Election District - 7th Councilmanic
Legal Owner(s): Bethlehem Steel Corporation

Variance to permit front, rear, and side yard setbacks as close as zero feet in lieu of the required 25 foot front yard and 30 side and rear yard required.

HEARING: TUESDAY, APRIL 15, 1997 at 10:30 a.m., 4th floor hearing room, County Courts Building, 401 Bosley Ave..

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



97-378 A

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 21, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-378-A

W of Sparrows Point Boulevard at SWC Riverside Drive and Tin Mill

Bethlehem Steel

15th Election District - 7th Councilmanic

Legal Owner(s): Bethlehem Steel Corporation

Variance to permit front, rear, and side yard setbacks as close as zero feet in lieu of the required 25 foot front yard and 30 side and rear yard required.

HEARING: TUESDAY, APRIL 15, 1997 at 10:30 a.m., 4th floor hearing room, County Courts Building, 401 Bosley Ave..

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Bethlehem Steel Corporation
Robert A. Hoffman, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 31, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 10, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 378
Case No.: 97-378-A
Petitioner: Bethlehem Steel Corp.

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 10, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", followed by a large, stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



_____ Attach original petition

Due Date 3/26/97

To: Arnold L. Jablon

From: Bruce Seeley *BS/JP*

Subject: Zoning Item #378

Bethlehem Steel

Zoning Advisory Committee Meeting of March 24, 1997

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X Any redevelopment of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Applicant is advised to contact Environmental Impact Review at 887-3980 to determine how Critical Area Regulations apply to the project, if at all.

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 21, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 378, 380, 381, 382, 383, 385, 386, 391, and 392

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Keener

PK/JL

RECEIVED

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 31, 1997

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for March 31, 1997
 Item Nos (378, 379, 380, 381, 382, 383, 384, 385, 386, 387 & 391

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE331.NOC

[Handwritten initials]



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 3.21.97
Item No. 378 MJK

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

97-378A

DATE: March 10, 1997

TO: Hearing Officer

FROM: Mitchell J. Kellman
Planner II
Zoning Review, PDM

SUBJECT: Item #378
Bethlehem Steel Corporation
Sparrows Point Boulevard

I advised the petitioner (attorney) that the variance request should reference 102.2 BCZR as distances between buildings are not mentioned. The attorney thought the listed requests should cover.

MJK:scj

PETITION PROBLEMS

97-378 A

#378 --- MJK

1. Sign form is incomplete/incorrect.

#379 --- JLL

1. Sign form is incomplete/incorrect.

#380 --- RT

1. Folder says zoning is D.R.-3.5; petition says zoning is D.R.-5.5 -- Which is correct?

#382 --- CAM

1. Need printed or typed title and authorization of person signing for legal owner.
2. Need printed name and title and authorization of person signing for contract purchaser.
3. No review information on bottom of petition form.

#385 --- MJK

1. Sign form is incomplete/incorrect.
2. No description on folder.
3. No zoning on folder.
4. No acreage on folder.
5. No election district on folder.
6. No councilmanic district on folder.
7. Plan is illegible.

PETITIONER(S) SIGN-IN SHEET

ADDRESS

NAME

Rob H. Finner
Tosny Malone
Steve Wick
A. K. K. K.
Glenn H. Price

210 Alhambra Ave 21204

2315 St Paul St 21218

Beck Ship-
Sparrons Port incl 21219

246 S. Bethlehem Steel Corporation
170 E. 12th Ave., Bethlehem
PA 18055



Printed with Soybean Ink
on Recycled Paper

#378



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Sparrows Point Boulevard

which is presently zoned MH-IM

97-378 A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Variance from Section(s)

258.1 of the Baltimore County Zoning Regulations to permit front, rear and side yard setbacks as close as 0 ft. in lieu of the required 25 ft. front yard and 30 ft. side and rear yard required.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

MD

State

21204

Zipcode

Legal Owner(s):

Bethlehem Steel Corporation

(Type or Print Name)

By:

Signature

S. G. Donches, Vice President

(Type or Print Name)

Signature

Bethlehem Steel Corporation
1170 Eighth Avenue

Address

(610) 694-1471

Phone No.

Bethlehem

City

PA

State

18016-7699

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1-2 hr.

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

3/10/97

ORDER RECEIVED FOR FILING
Date 4/21/97
By [Signature]



OFFICIAL ZONING MAP
OFFICE OF PLANNING AND ZONING
BALTIMORE COUNTY

DATE
JANUARY
1985
SCALE
1" = 200'

SPARROWS POINT

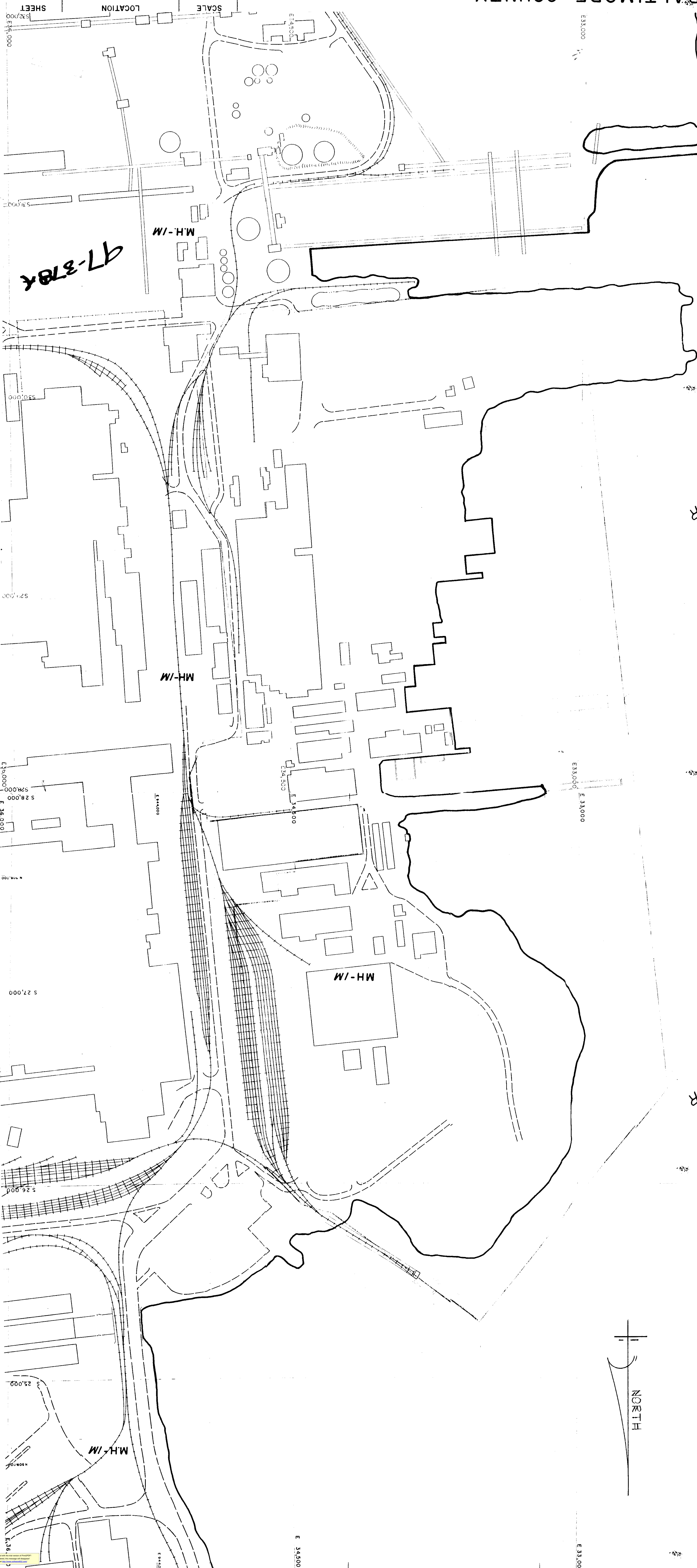
#378

SE
B-F

SHEET

LOCATION

E 31,000
E 32,000
E 33,000



97-378A

MH-IM

MH-IM

MH-IM

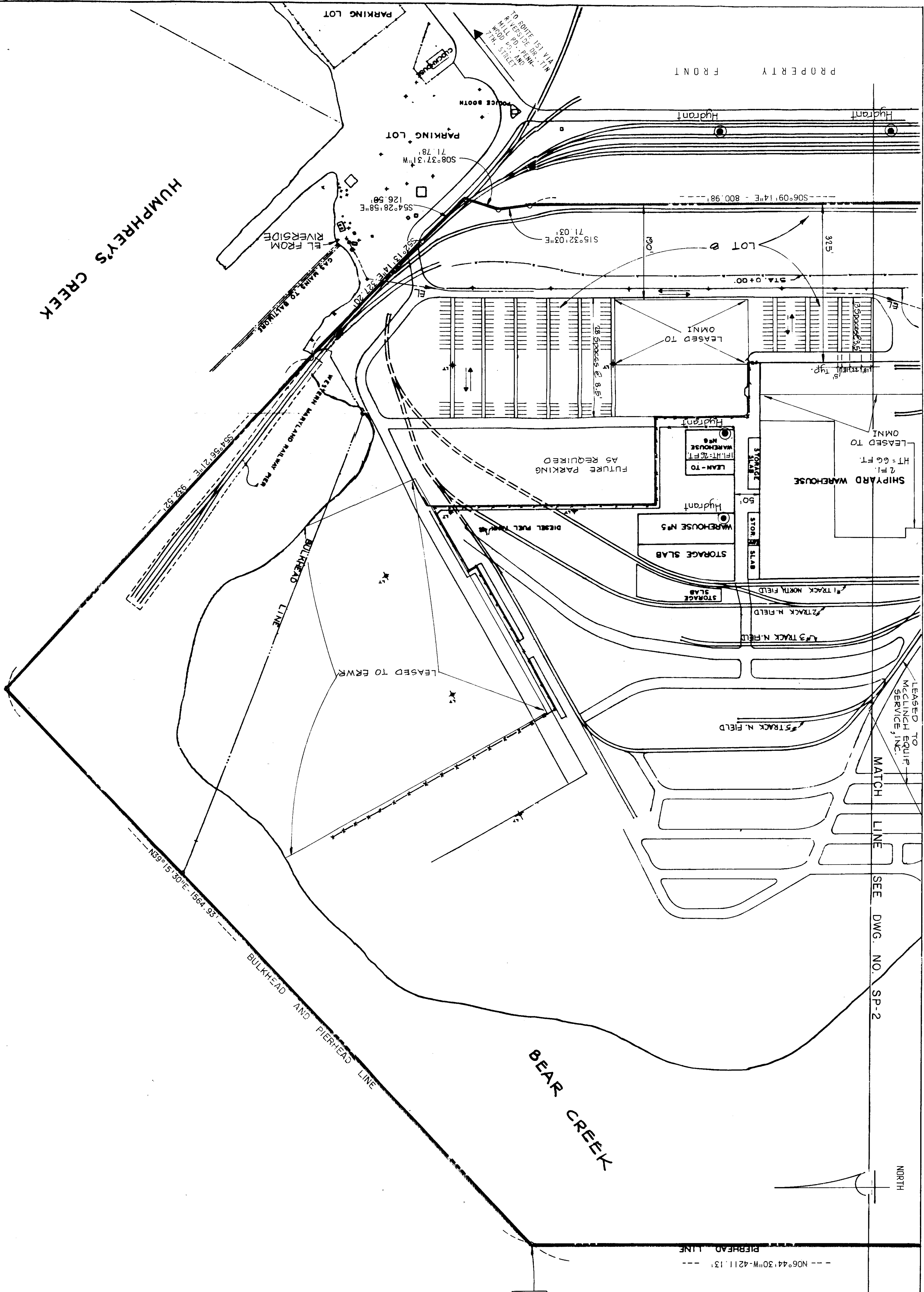
MH-IM

NORTH

97-378A

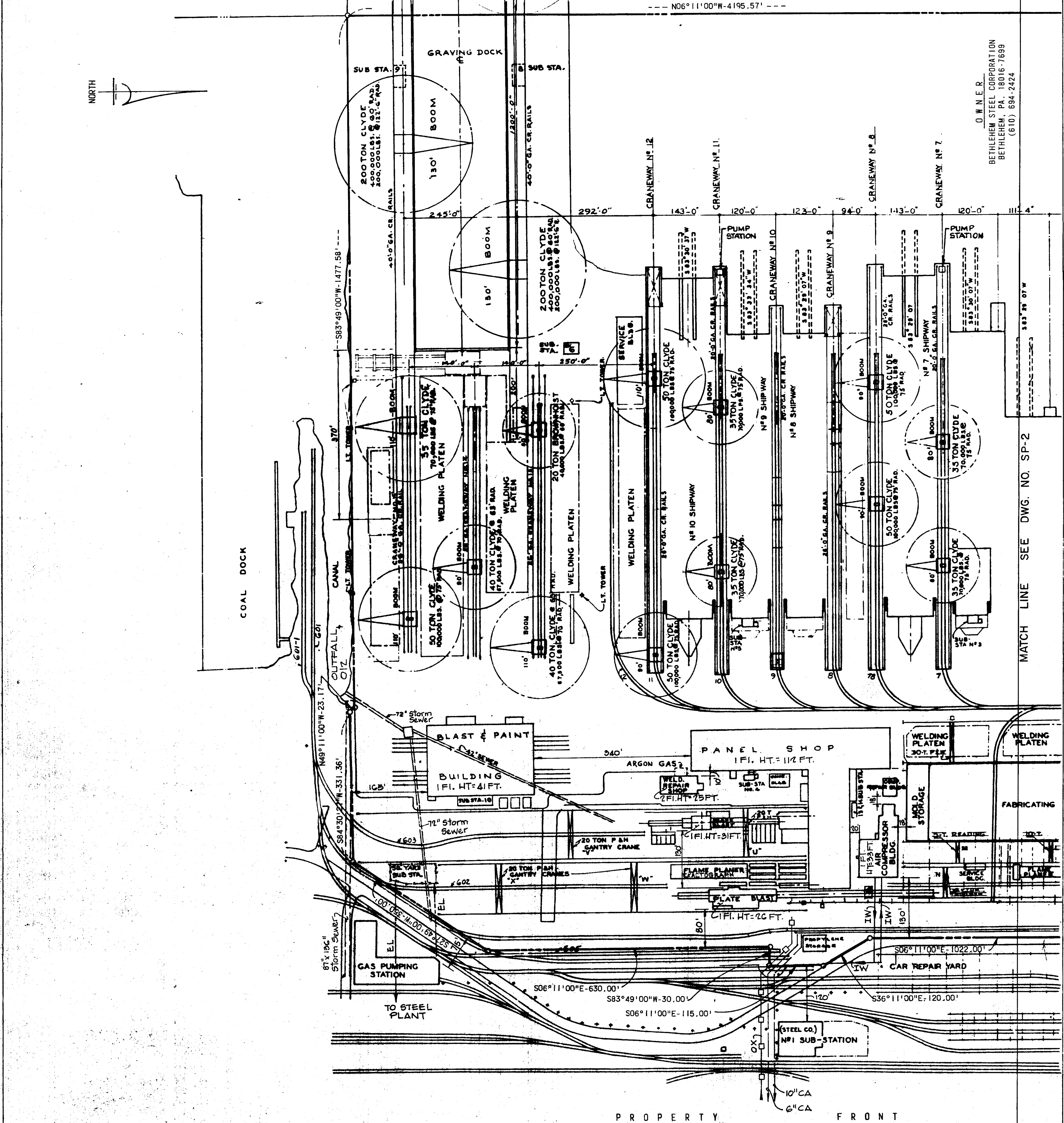
97-378A

BEAR CREEK



OWNER
BETHLEHEM STEEL CORPORATION
BETHLEHEM, PA. 18016-7699
(610) 694-2424

PLAT TO ACCOMPANY ZONING VARIANCE REQUEST	
--BETHLEHEM STEEL CORPORATION--	
SPARROWS POINT SHIPYARD	
1	
2	
3	
4	
5	
6	
7	
8	
SITE PLAN	
DRAIN BY: EBU	
CHECKED BY: RF	
DATE RELEASED 3/7/97	
SCALE: 1" = 100FT.	
DWG. NO. SP - 3	



97-378A

COMPRESSED AIR
FRESH WATER
STEAM
SANITARY SEWER
INDUSTRIAL WATER
OXYGEN
ELECTRIC (3ø45 KV)
FIRE HYDRANT
STORM SEWER

INDICATES PROPERTY LINES _____
 INDICATES FENCE _____ x _____ x
 INDICATES PIERHEAD & BULKHEAD LINES -----
 INDICATES POLES +

PLAT TO ACCOMPANY ZONING VARIANCE REQUEST
--BETHLEHEM STEEL CORPORATION--

[illegible]

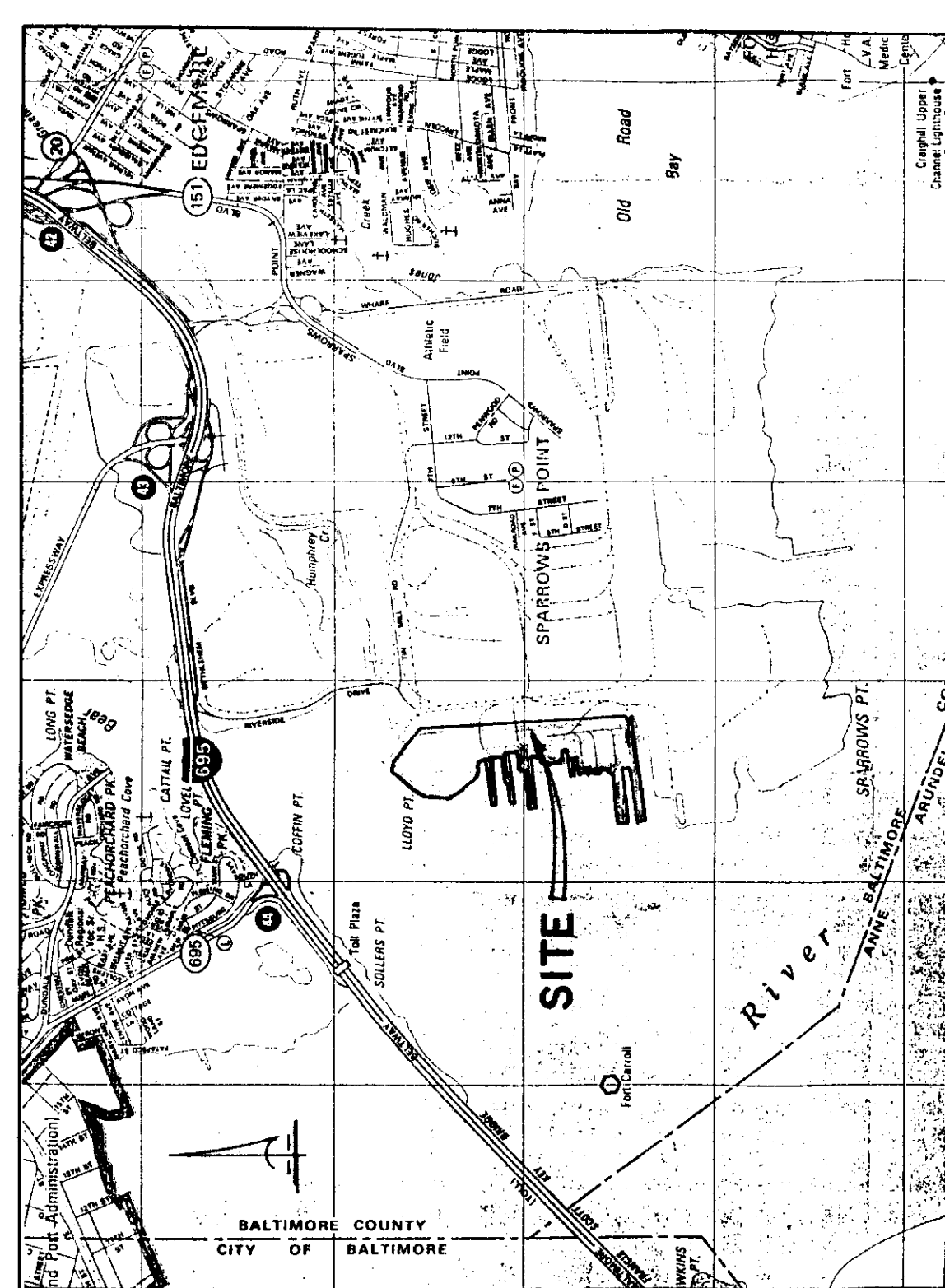
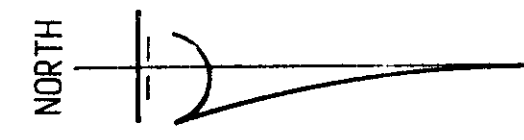
St. Louis

OWNER
BETHLEHEM STEEL CORPORATION
BETHLEHEM, PA. 18016-7699
(610) 694-2424

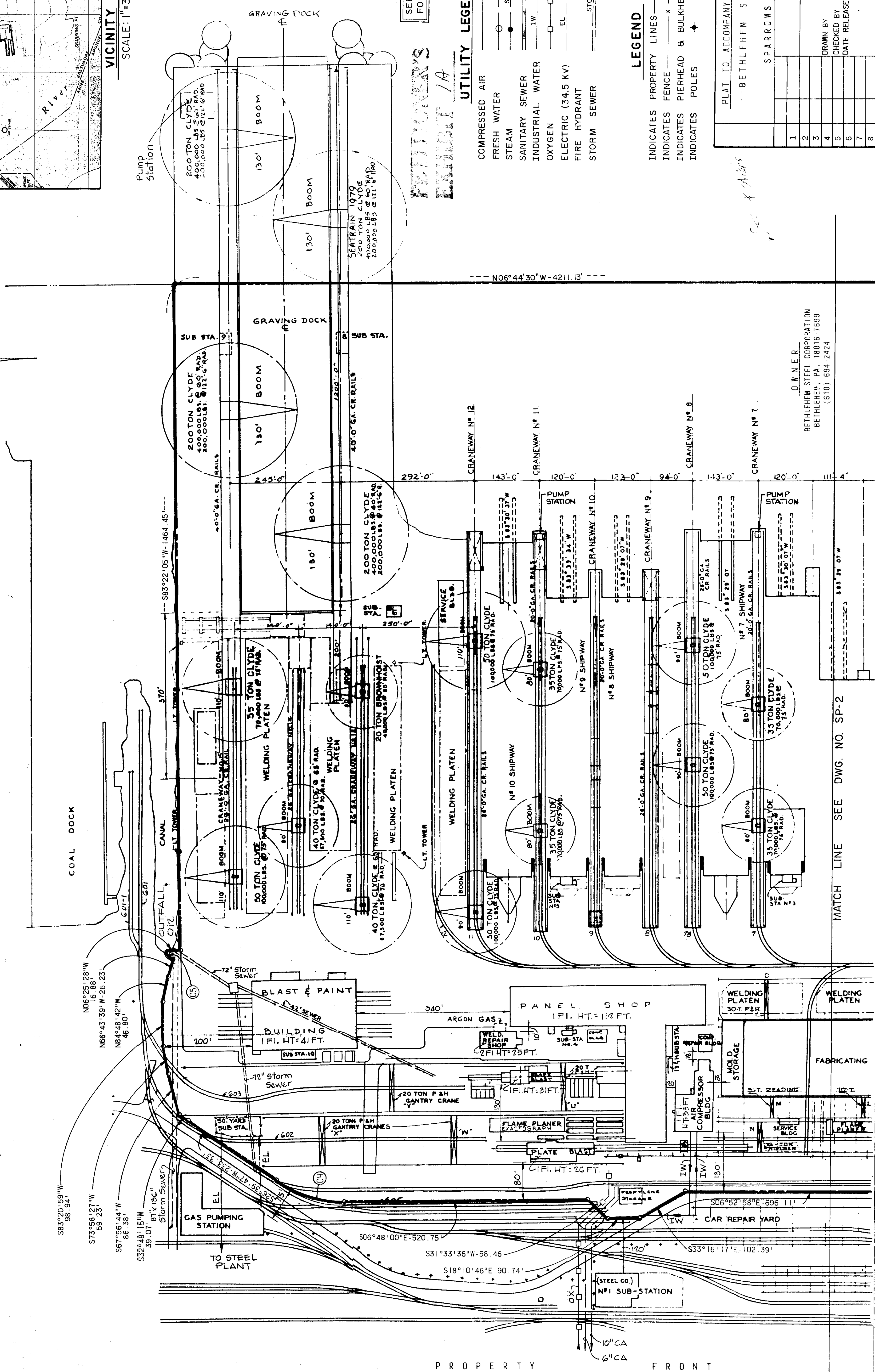
MATCH LINE SEE DWG. NO. SP-2

DWG. NO. SP - 1

PROPERTY LINE CURVE DATA			
CURVE	RADIUS	ARC	CHORD
1	250.00'	210.63'	48°16'25" S34°26'25"W 204.46'
2	185.00'	94.51'	29°16'17" S09°31'07"W 93.49'
3	100.00'	91.84'	52°37'23" S50°30'53"W 88.65'
4	275.00'	160.61'	33°27'47" S09°55'52"W 158.34'
5	30.00'	28.60'	54°37'06" S54°30'04"W 27.53'



VICINITY MAP
SCALE: 1"=3000'



SEE SHEET SP-2
FOR PLAN NOTES

UTILITY LEGEND

- COMPRESSED AIR
- FRESH WATER
- STEAM
- SANITARY SEWER
- INDUSTRIAL WATER
- OXYGEN
- ELECTRIC (34.5 KV)
- FIRE HYDRANT
- STORM SEWER

LEGEND

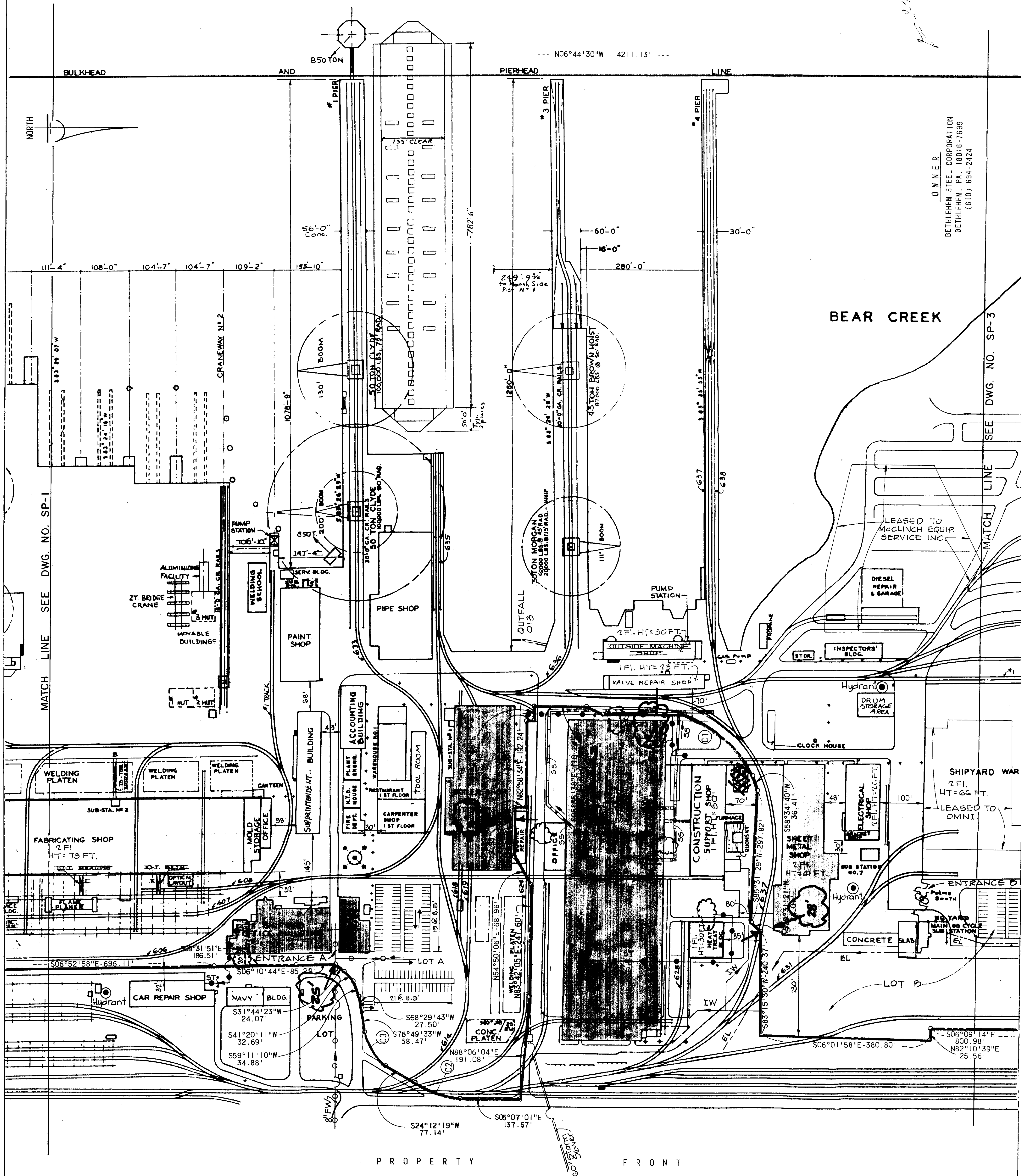
- INDICATES PROPERTY LINES
- INDICATES FENCE
- INDICATES PIERHEAD & BULKHEAD LINES
- INDICATES POLES

PLAT TO ACCOMPANY ZONING, VARIANCE, REQUEST							
-- BETHLEHEM STEEL CORPORATION --							
SPARROWS POINT SHIPYARD							
SITE PLAN							
1							
2							
3							
4							
5							
6							
7							
8							
DRAWN BY EBJ				SCALE: 1"=100FT.			
CHECKED BY RF				DATE RELEASED 3/7/97			
DWG NO. SP-1							

PROPERTY FRONT

PLAN NOTES

1. ZONE DISTRICT: 15C7; ELECTION DISTRICT: 15; PRECINCT: 20
2. ZONING: MH-1M
3. AREA OF PROPERTY: 223.7 ACRES TOTAL INCLUDING BELOW WATER TO BULKHEAD/PIERHEAD LINES
4. ZONE MAP NO.: SE-7F, SE-8F
5. ADJACENT PROPERTY: ALL-BETHLEHEM STEEL CORP.
6. USAGE, ADJACENT PROPERTY: STEELMAKING, FINISHING AND ASSOCIATED SUPPORT.
7. USAGE, SUBJECT PROPERTY: SHIPBUILDING, REPAIR AND ASSOCIATED SUPPORT.
8. ENTRANCES:
 - A. BETWEEN SHIPYARD OFFICE BUILDING AND DISPENSARY - SALARIED AND HOURLY SUPERVISORY.
 - B. SOUTH OF PARKING LOT B - HOURLY.
9. FLOOR AREA RATIO CALCULATION:
FAST LAND = 141 ACRES ± = 6,141,960 SF.
FLOOR AREA = 891,317 SF.
FAR = 0.145
MAX. ALLOW FAR = 2.0
10. BUILDING(S) HT:
THE TALLEST BUILDING ON THE SITE IS 112 FT. THERE IS NO ADJACENT PROPERTY ZONED RESIDENCE OR BUSINESS. THEREFORE HT IS UNLIMITED.
11. PARKING CALCULATIONS:
LOT A - SALARIED AND HOURLY SUPERVISORY. 120 SPACES ARE PROVIDED AS SHOWN ON THE PLAT. THERE ARE PRESENTLY APPROXIMATELY 100 EMPLOYEES IN THIS CATEGORY.
LOT B - HOURLY. 400 SPACES ARE PROVIDED AS SHOWN ON THE PLAT. THERE ARE PRESENTLY APPROXIMATELY 250 EMPLOYEES ENGAGED DURING THE PRIMARY SHIFT.
12. VARIANCES REQUESTED:
VARIANCES REQUESTED TO ALLOW FOR AS CLOSE TO "0" FT. TO A PROPERTY LINE IN LIEU OF THE REQUIRED 25' FRONT AND 30' SIDE YARDS.
13. SUBDIVISION PERMITTED:
SUBDIVISION PERMITTED PER APPROVAL LETTER DATED FEBRUARY 14, 1997, PM XV-547, DRC NUMBER Q2107K, DISTRICT 15C7. THE PROPERTY LIES WITHIN THE CRITICAL AREA, BUT NOT NEW DEVELOPMENT IS PLANNED.
14. PROPERTY LINES:
PROPERTY LINES PRESENTLY SHOWN ARE SUBJECT TO MINOR CHANGES BASED ON FINAL FIELD SURVEY.
15. VARIANCE:
VARIANCE IS REQUESTED BECAUSE OF NEW PROPERTY LINES BEING ESTABLISHED.



PLAT TO ACCOMPANY ZONING VARIANCE REQUEST
-- BETHLEHEM STEEL CORPORATION --

SPARROWS POINT SHIPYARD

SITE PLAN

DRAWN BY: EBJ SCALE: 1" = 100 FT.
CHECKED BY: RF

DWG. NO.
SP - 2

IN RE: PETITION FOR VARIANCE * BEFORE THE
W/S Sparrows Point Boulevard and * DEPUTY ZONING COMMISSIONER
Tin Mill Road at Patapsco River (Bethlehem Steel Corporation,
Sparrows Point Shipyard) * OF BALTIMORE COUNTY
15th Election District * Case No. 97-378-A
7th Councilmanic District
Bethlehem Steel Corporation *
Petitioner * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for property located at the end of Sparrows Point Boulevard and Tin Mill Road at the Patapsco River. The Petition was filed by the owner of the property, Bethlehem Steel Corporation, by S. G. Donches, Vice President, and their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Section 258.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit front, rear and side yard setbacks of as close as 0 feet in lieu of the required 25-foot front yard and 30-foot side and rear yard setbacks. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Steve Mische, Registered Professional Land Surveyor who prepared the site plan for this property, Glenn Price, and Guy Letterman, all representatives of the Bethlehem Steel Corporation. The Petitioners were represented by Robert A. Hoffman, Esquire, and Patsy Malone, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 223.7 acres, zoned MH-IM and is the site of the Petitioner's shipbuilding, steelmaking, and associated support facility. The Petitioners

are desirous of subdividing the subject property to separate the shipbuilding operation at this location from the steelmaking and processing operation on the site. Testimony revealed that the Petitioner has made the decision to sell its shipyard operation and in order to prepare it for eventual sale to a buyer, the property must be subdivided. As shown on colorized site plans identified as Petitioner's Exhibits 1A, 1B and 1C, a subdivision line has been drawn in red and shows the buildings in blue which will be part of the shipyard operation, and a building in green which will remain with the steel processing plant. As a result of the proposed subdivision, the requested variances are necessary in order to legitimize conditions on the property which have existed since prior to the effective date of any zoning regulations governing such use.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly

- 2 -

enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

- 3 -

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of April, 1997 that the Petition for Variance seeking relief from Section 258.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit front, rear and side yard setbacks of as close as 0 feet in lieu of the required 25-foot front yard and 30-foot side and rear yard setbacks, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments (due date March 26, 1997), attached hereto and made a part hereof.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 4/21/97
By [Signature]

ORDER RECEIVED FOR FILING
Date 4/21/97
By [Signature]

ORDER RECEIVED FOR FILING
Date 4/21/97
By [Signature]

ORDER RECEIVED FOR FILING
Date 4/21/97
By [Signature]

Attach original petition Due Date 3/26/97

To: Arnold L. Jablon

From: Bruce Seeley /BJS

Subject: Zoning Item #378

Bethlehem Steel

Zoning Advisory Committee Meeting of March 24, 1997

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X Any redevelopment of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code)

X Applicant is advised to contact Environmental Impact Review at 887-3390 to determine how Critical Area Regulations apply to the project, if at all.

ORDER RECEIVED FOR FILING
Date 4/21/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 21, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S Sparrows Point Boulevard and Tin Mill Road at Patapsco River
(Bethlehem Steel Corporation, Sparrows Point Shipyard)
15th Election District - 7th Councilmanic District
Bethlehem Steel Corporation - Petitioner
Case No. 97-378-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. S. G. Donches, Vice President, Bethlehem Steel Corporation
1170 Eighth Avenue, Bethlehem, Pa. 18016-7699

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel

Case File

✓



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at Sparrows Point Boulevard
which is presently zoned MH-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Variance from Section(s)
258.1 of the Baltimore County Zoning Regulations to permit front, rear and side yard setbacks as close as 0 ft. in lieu of the required 25 ft. front yard and 30 ft. side and rear yard required.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

210 Allegheny Ave.

(410) 494-6200

Phone No.

MD

21204

State

Zipcode

Case File

✓

I, or we, solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Bethlehem Steel Corporation

(Type or Print Name)

By: [Signature]

Signature

S. G. Donches, Vice President

(Type or Print Name)

Signature

Bethlehem Steel Corporation

1170 Eighth Avenue

Address

(610) 694-1471

Phone No.

Bethlehem

City

PA

18016-7699

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave., Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING: 1-2 hr

Unavailable for Hearing the following dates:

Next Two Months

ALL OTHER

REVIEWED BY: [Signature]

DATE: 3/14/97

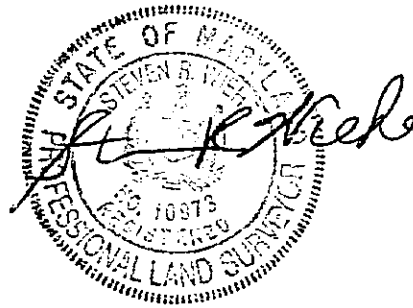
DESCRIPTION TO ACCOMPANY
A ZONING REQUEST
PART OF
BETHLEHEM STEEL CORPORATION
SPARROWS POINT YARD
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point having coordinate South 26590.4034, East 32596.3117 at the end of the North 6 degree 11 minute West, 3392.07 foot bulkhead line of Bear Creek running thence and binding on the northmost bulkhead line of said creek and referring the courses of this description to the Baltimore County Grid Meridian

- 1.) North 39 degrees 49 minutes East, 1565.00 feet to the westmost bulkhead line of Humphrey's Creek, thence binding on said bulkhead to the end thereof
- 2.) South 53 degrees 11 minutes East, 950.00 feet
- 3.) South 72 degrees 57 minutes 20 seconds East, 162.59 feet
- 4.) South 44 degrees 45 minutes 23 seconds East, 272.95 feet
- 5.) South 6 degrees 11 minutes East, 140.00 feet
- 6.) South 83 degrees 49 minutes West, 238.77 feet
- 7.) South 6 degrees 11 minutes East, 140.00 feet
- 8.) South 83 degrees 49 minutes West, 100.00 feet
- 9.) South 6 degrees 11 minutes East, 50.00 feet
- 10.) South 83 degrees 49 minutes West, 360.00 feet
- 11.) South 6 degrees 11 minutes East, 200.00 feet
- 12.) South 62 degrees 00 minutes 27 seconds West, 26.93 feet
- 13.) South 6 degrees 11 minutes East, 35.00 feet
- 14.) North 83 degrees 49 minutes East, 25.00 feet
- 15.) South 6 degrees 11 minutes East, 785.00 feet
- 16.) North 83 degrees 49 minutes East, 20.00 feet
- 17.) South 6 degrees 11 minutes East, 65.00 feet
- 18.) North 83 degrees 49 minutes East, 200.00 feet
- 19.) South 6 degrees 11 minutes East, 200.00 feet
- 20.) South 22 degrees 26 minutes 09 seconds West, 200.30 feet
- 21.) South 83 degrees 49 minutes West, 205.00 feet
- 22.) South 6 degrees 11 minutes East, 1022.00 feet
- 23.) South 36 degrees 11 minutes East, 120.00 feet
- 24.) South 6 degrees 11 minutes East, 115.00 feet
- 25.) South 83 degrees 49 minutes West, 30.00 feet
- 26.) South 6 degrees 11 minutes East, 330.00 feet
- 27.) South 27 degrees 49 minutes West, 350.00 feet
- 28.) South 84 degrees 30 minutes 27 seconds West, 331.36 feet
- 29.) North 49 degrees 11 minutes West, 23.17 feet

SPARROW2.WRI

30.) South 83 degrees 49 minutes West, 1477.58 feet
31.) North 6 degrees 11 minutes West, 4195.57 feet to the point of beginning.
Containing 223.36 acres of land more or less.
Being part of Bethlehem Steel Corporation, Sparrows Point Yard.



SPARROW2.WRI

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:
Case #97-378-A
W of Sparrows Point Boulevard at SMC Riverside Drive and Tin Mill
Bethlehem Steel
15th Election District - 7th Councilmanic
Legal Owner(s): Bethlehem Steel Corporation
Variance: to permit front, rear, and side yard setbacks as close as zero feet in lieu of the required 25 foot front yard and 30 side and rear yard required.
Hearing: Tuesday, April 15, 1997 at 10:30 a.m., 4th floor hearing room, County Courts Building, 401 Bayley Ave.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTICE (1) Hearings are handicapped accessible. For information concerning the file and/or hearing, please call 887-3353.
30426March 27 C13000

CERTIFICATE OF PUBLICATION

97-378-A
TOWSON, MD., March 27, 1997
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 22, 1997.

THE JEFFERSONIAN,
A. Henikson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 032677
97-378-A
DATE 3/24/97 ACCOUNT 01-615
By: MDL
Chk: 378 AMOUNT \$ 250.00
RECEIVED FROM Law, Baetjer & Howard, LLP - Sparrows Pt.
FOR 97-378-Zoning Variance (1st) - \$250.00
0140000231HCHRC \$250.00
BA COL2:04FMD3-10-97
VALIDATION OR SIGNATURE OF CASHIER
DATE-TIME PNR-AGENCY YELLOW-CUSTOMER

Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing
Date to be Posted: Anytime before but no later than _____
Format for Sign Printing, Black Letters on White Background: #378

ZONING NOTICE

Case No. 97-378-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

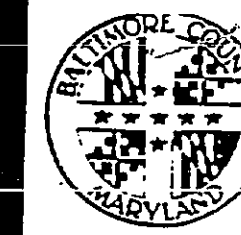
DATE AND TIME: _____

REQUEST: to permit front, rear, & side yard setbacks as close as 0' in lieu of 25' front yard and 30' side yard.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

9/96
post.4.doc



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 378

Petitioner: Bethlehem Steel Corporation

Location: Sparrows Point Boulevard

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara Ormrod

ADDRESS: 210 Allegheny Avenue

Towson Md 21204

PHONE NUMBER: 444 6201

AJ:egs

(Revised 09/24/96)

97-378-A
TO: FUTURE PUBLISHING COMPANY
March 24, 1997 Issue - Jeffersonian

Please forward billing to:

Barbara Ormrod
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204
444-6201

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-378-A
W of Sparrows Point Boulevard at SMC Riverside Drive and Tin Mill
Bethlehem Steel
15th Election District - 7th Councilmanic
Legal Owner(s): Bethlehem Steel Corporation

Variance to permit front, rear, and side yard setbacks as close as zero feet in lieu of the required 25 foot front yard and 30 side and rear yard required.

HEARING: TUESDAY, APRIL 15, 1997 at 10:30 a.m., 4th floor hearing room, County Courts Building, 401 Bayley Ave.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



97-378-A
Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 21, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-378-A
W of Sparrows Point Boulevard at SMC Riverside Drive and Tin Mill
Bethlehem Steel
15th Election District - 7th Councilmanic
Legal Owner(s): Bethlehem Steel Corporation

Variance to permit front, rear, and side yard setbacks as close as zero feet in lieu of the required 25 foot front yard and 30 side and rear yard required.

HEARING: TUESDAY, APRIL 15, 1997 at 10:30 a.m., 4th floor hearing room, County Courts Building, 401 Bayley Ave.

Arnold Jablon
Director

cc: Bethlehem Steel Corporation
Robert A. Hoffman, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 31, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 10, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 378
Case No.: 97-378-A
Petitioner: Bethlehem Steel Corp.

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 10, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Printed with Soybean Ink
No Hazardous Paper

Attach original petition

Due Date 3/28/97

To: Arnold L. Jablon

From: Bruce Seeley *B/S*

Subject: Zoning Item #378

Bethlehem Steel

Zoning Advisory Committee Meeting of March 24, 1997

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X Any redevelopment of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Applicant is advised to contact Environmental Impact Review at 887-3880 to determine how Critical Area Regulations apply to the project.

c. G. Davies
jbl/dec

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 21, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):
Item Nos. 378, 380, 381, 382, 383, 385, 386, 391, and 392

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey M. Long*
Division Chief: *Carol L. Keener*

PK/JL

ITEM378/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: March 31, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for March 31, 1997
Item Nos. 378, 379, 380, 381, 382, 383, 384, 385, 386, 387 & 391

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab
cc: File

ZONE331.NOC



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 3-21-97
Item No. 378 MJK

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Burns
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

97-378A

DATE: March 10, 1997

TO: Hearing Officer

FROM: Mitchell J. Kellman
Planner II
Zoning Review, PDM

SUBJECT: Item #378
Bethlehem Steel Corporation
Sparrows Point Boulevard

I advised the petitioner (attorney) that the variance request should reference 102.2 BCZR as distances between buildings are not mentioned. The attorney thought the listed requests should cover.

MJK:scj

PETITION PROBLEMS

97-378A

#378 --- MJK

1. Sign form is incomplete/incorrect.

#379 --- JLL

1. Sign form is incomplete/incorrect.

#380 --- RT

1. Folder says zoning is D.R.-3.5; petition says zoning is D.R.-5.5 -- Which is correct?

#382 --- CAM

1. Need printed or typed title and authorization of person signing for legal owner.
2. Need printed name and title and authorization of person signing for contract purchaser.
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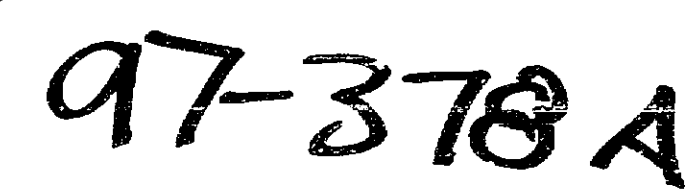
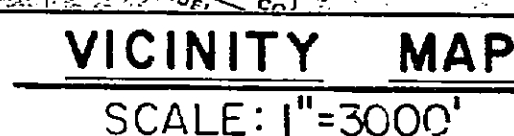
#385 --- MJK

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2. No description on folder.
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4. No acreage on folder.
5. No election district on folder.
6. No councilmanic district on folder.
7. Plan is illegible.

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Rob H. Hovon</i>	<i>216 Allegheny Ave 21204</i>
<i>Robert W. Bowling</i>	<i>11</i>
<i>Steve W. Wells</i>	<i>2315 St Paul St 21218</i>
<i>John A. Roney</i>	<i>Bethlehem Steel Corp 21219</i>
<i>John A. Roney</i>	<i>216 St Paul St Bethlehem Steel Corp 21218</i>

Printed with Soybean Ink
on Recycled Paper




SEE SHEET SP-2
FOR PLAN NOTES

UTILITY LEGEND

COMPRESSED AIR
FRESH WATER
STEAM
SANITARY SEWER
INDUSTRIAL WATER
OXYGEN
ELECTRIC (34.5 KV)
FIRE HYDRANT
STORM SEWER

LEGEND

INDICATES PROPERTY LINES -----
 INDICATES FENCE ----- x ----- x -----
 INDICATES PIERHEAD & BULKHEAD LINES -----
 INDICATES POLES  -----

PLAT TO ACCOMPANY ZONING VARIANCE REQUEST
--BETHLEHEM STEEL CORPORATION--

SPARROWS POINT SHIPYARD

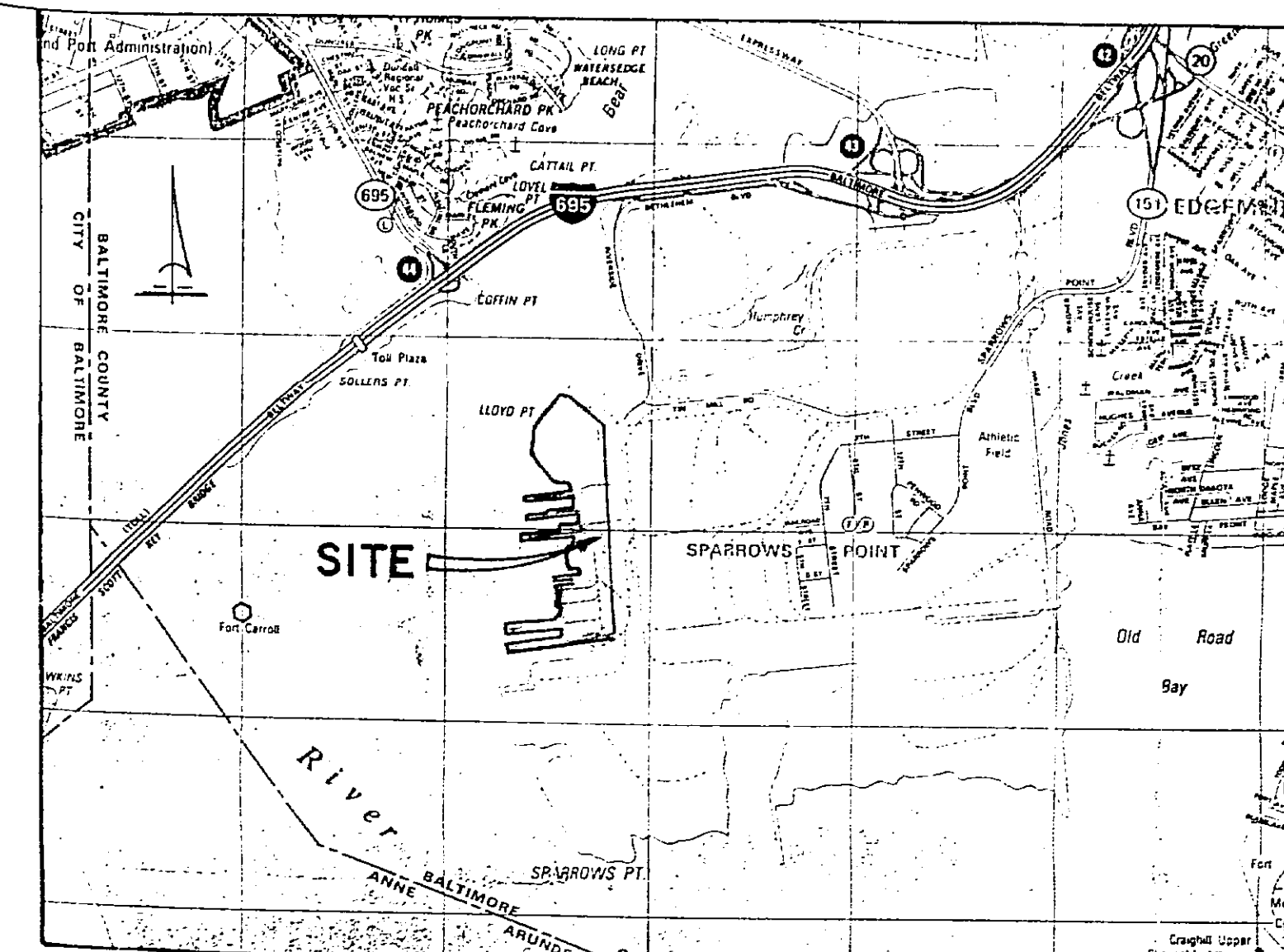
SITE PLAN

DRAWN BY	EBJ	SCALE: 1" = 100FT
CHECKED BY	RF	
DATE RELEASED	3/7/97	

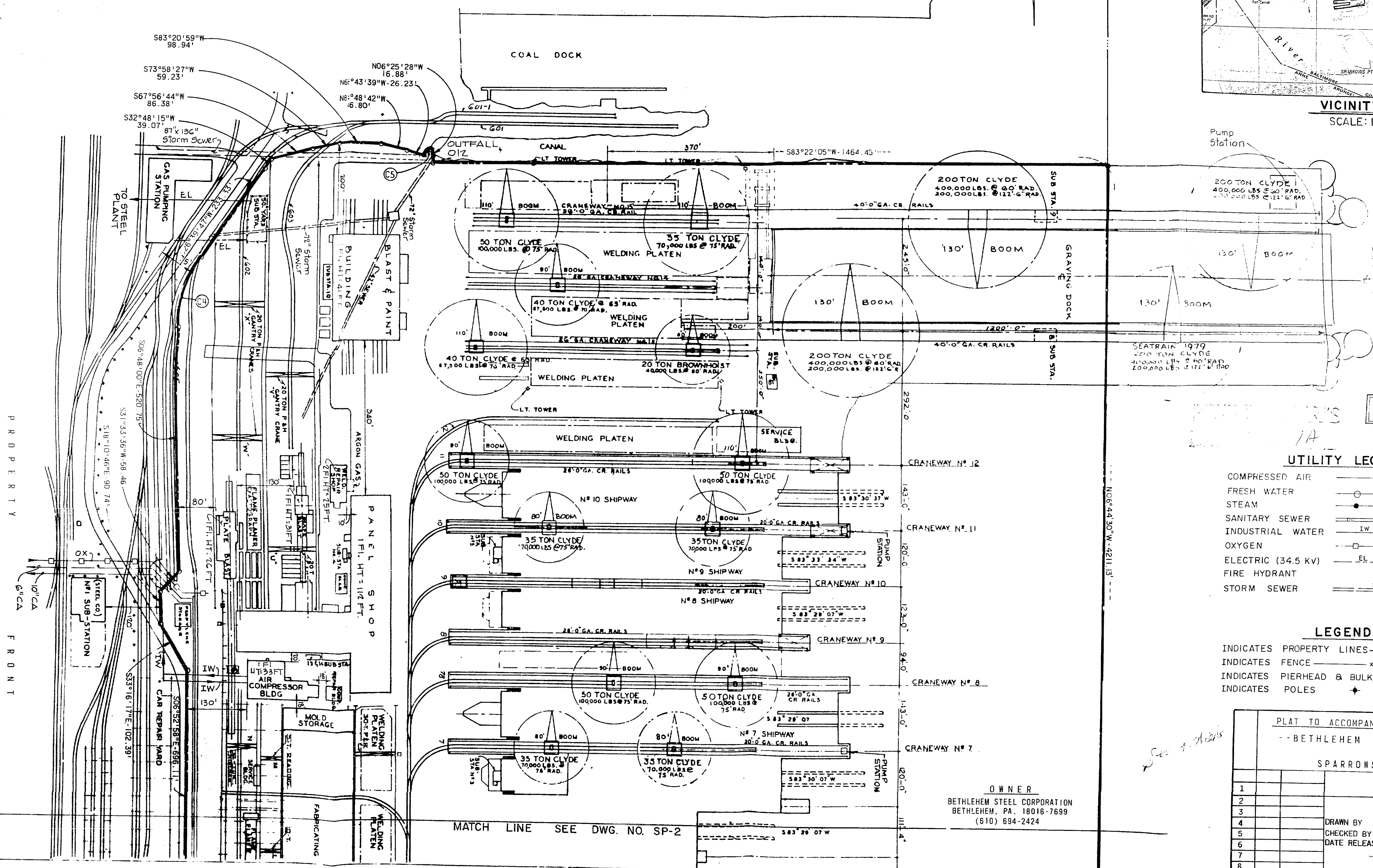
DWG . NO
SP -

PROPERTY LINE CURVE DATA					
CURVE	RADIUS	ARC	DELTA	CHORD	
(1)	250.00'	210.63'	48°16'25"	S34°26'25"W	204.46'
(2)	185.00'	94.51'	29°16'17"	S09°31'07"W	93.49'
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NORTH



VICINITY MAP
SCALE: 1"=3000'



SEE SHEET SP-2
FOR PLAN NOTES

UTILITY LEGEND

COMPRESSED AIR	CA
FRESH WATER	FW
STEAM	ST
SANITARY SEWER	SS
INDUSTRIAL WATER	IW
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ELECTRIC (34.5 KV)	EL
FIRE HYDRANT	HYDRANT
STORM SEWER	STORM SEWER

LEGEND

INDICATES PROPERTY LINES	---
INDICATES FENCE	x x
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PLAT TO ACCOMPANY ZONING VARIANCE REQUEST
--BETHLEHEM STEEL CORPORATION--

SPARROWS POINT SHIPYARD

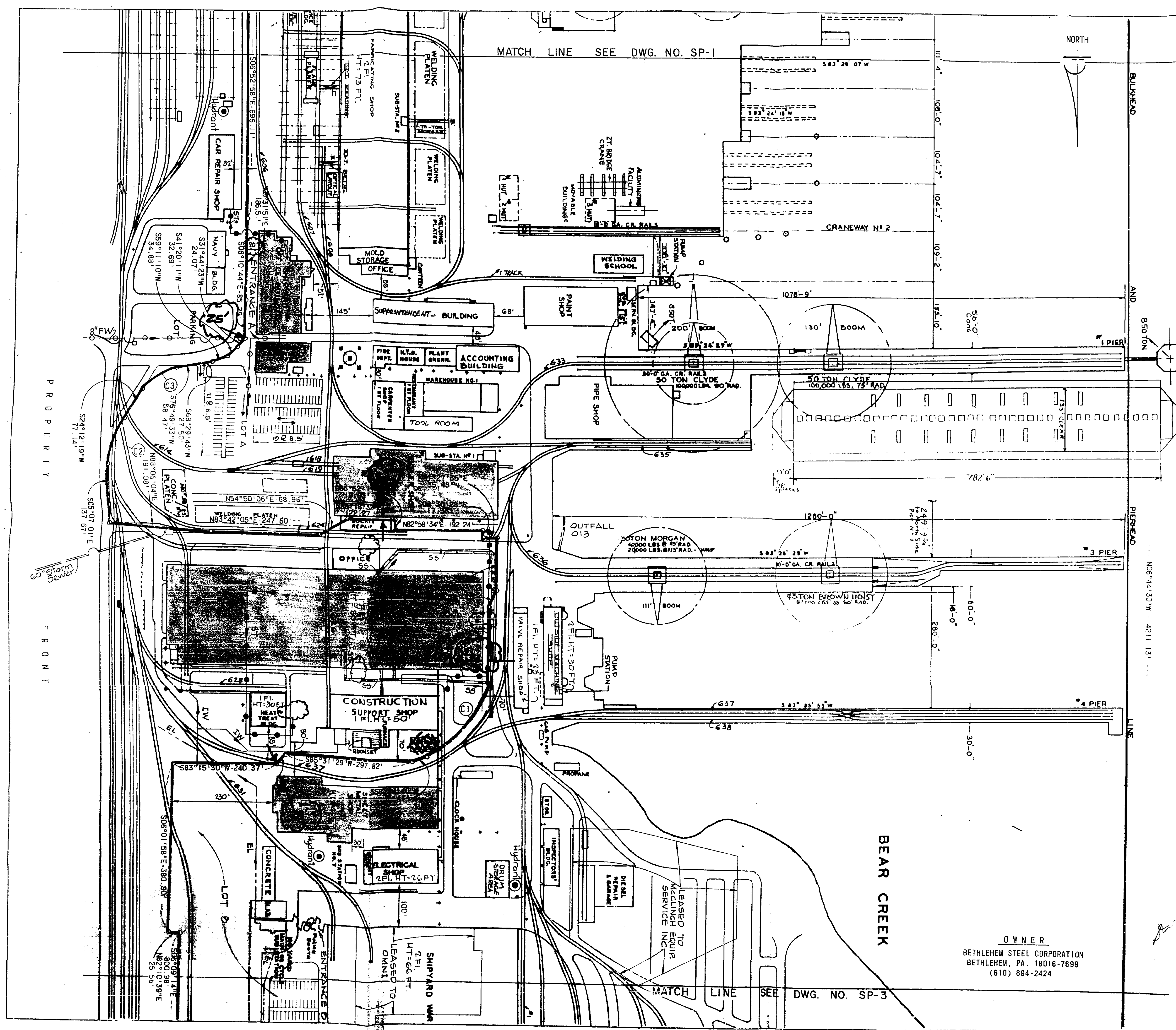
SITE PLAN

DRAWN BY EBJ
CHECKED BY RF
DATE RELEASED 3/7/97

SCALE: 1"=100FT.

DWG. NO.
SP - 1

OWNER
BETHLEHEM STEEL CORPORATION
BETHLEHEM, PA. 18016-7689
(610) 694-2424



PLAN NOTES

1. ZONE DISTRICT: 15C7; ELECTION DISTRICT: 15; PRECINCT: 20
2. ZONING: MH-1M
3. AREA OF PROPERTY: 223.7 ACRES TOTAL INCLUDING BELOW WATER TO BULKHEAD/PIERHEAD LINES
4. ZONE MAP NO.: SE-7F, SE-8F
5. ADJACENT PROPERTY: ALL-BETHLEHEM STEEL CORP.
6. USAGE, ADJACENT PROPERTY: STEELMAKING, FINISHING AND ASSOCIATED SUPPORT
7. USAGE, SUBJECT PROPERTY: SHIPBUILDING, REPAIR AND ASSOCIATED SUPPORT
8. ENTRANCES:
 - A. BETWEEN SHIPYARD OFFICE BUILDING AND DISPENSARY - SALARIED AND HOURLY SUPERVISORY.
 - B. SOUTH OF PARKING LOT B - HOURLY.
9. FLOOR AREA RATIO CALCULATION:

FAST LAND = 141 ACRES ± = 6,141,960 SF.
 FLOOR AREA = 891,317 SF.
 FAR = 0.145
 MAX. ALLOW FAR = 2.0
10. BUILDING (S) HT:

THE TALLEST BUILDING ON THE SITE IS 112 FT. THERE IS NO ADJACENT PROPERTY ZONED RESIDENCE OR BUSINESS, THEREFORE HT IS UNLIMITED.
11. PARKING CALCULATIONS:

LOT A - SALARIED AND HOURLY SUPERVISORY. 120 SPACES ARE PROVIDED AS SHOWN ON THE PLAT. THERE ARE PRESENTLY APPROXIMATELY 100 EMPLOYEES IN THIS CATEGORY.
 LOT B - HOURLY. 400 SPACES ARE PROVIDED AS SHOWN ON THE PLAT. THERE ARE PRESENTLY APPROXIMATELY 250 EMPLOYEES ENGAGED DURING THE PRIMARY SHIFT.
12. VARIANCES REQUESTED:

VARIANCES REQUESTED TO ALLOW FOR AS CLOSE TO "0" FT. TO A PROPERTY LINE IN LIEU OF THE REQUIRED 25' FRONT AND 30' SIDE YARDS.
13. SUBDIVISION PERMITTED:

SUBDIVISION PERMITTED PER APPROVAL LETTER DATED FEBRUARY 14, 1997, PDM 27-547, DEC. NUMBER 02107K, DISTRICT 15C7. THE PROPERTY LIES WITHIN THE CRITICAL AREA, BUT NOT NEW DEVELOPMENT IS PLANNED.
14. PROPERTY LINES:

PROPERTY LINES PRESENTLY SHOWN ARE SUBJECT TO MINOR CHANGES BASED ON FINAL FIELD SURVEY.
15. VARIANCE:

VARIANCE IS REQUESTED BECAUSE OF NEW PROPERTY LINES BEING ESTABLISHED.

BETHLEHEM
EXHIBIT 1B

PLAT TO ACCOMPANY ZONING VARIANCE REQUEST

-- BETHLEHEM STEEL CORPORATION --

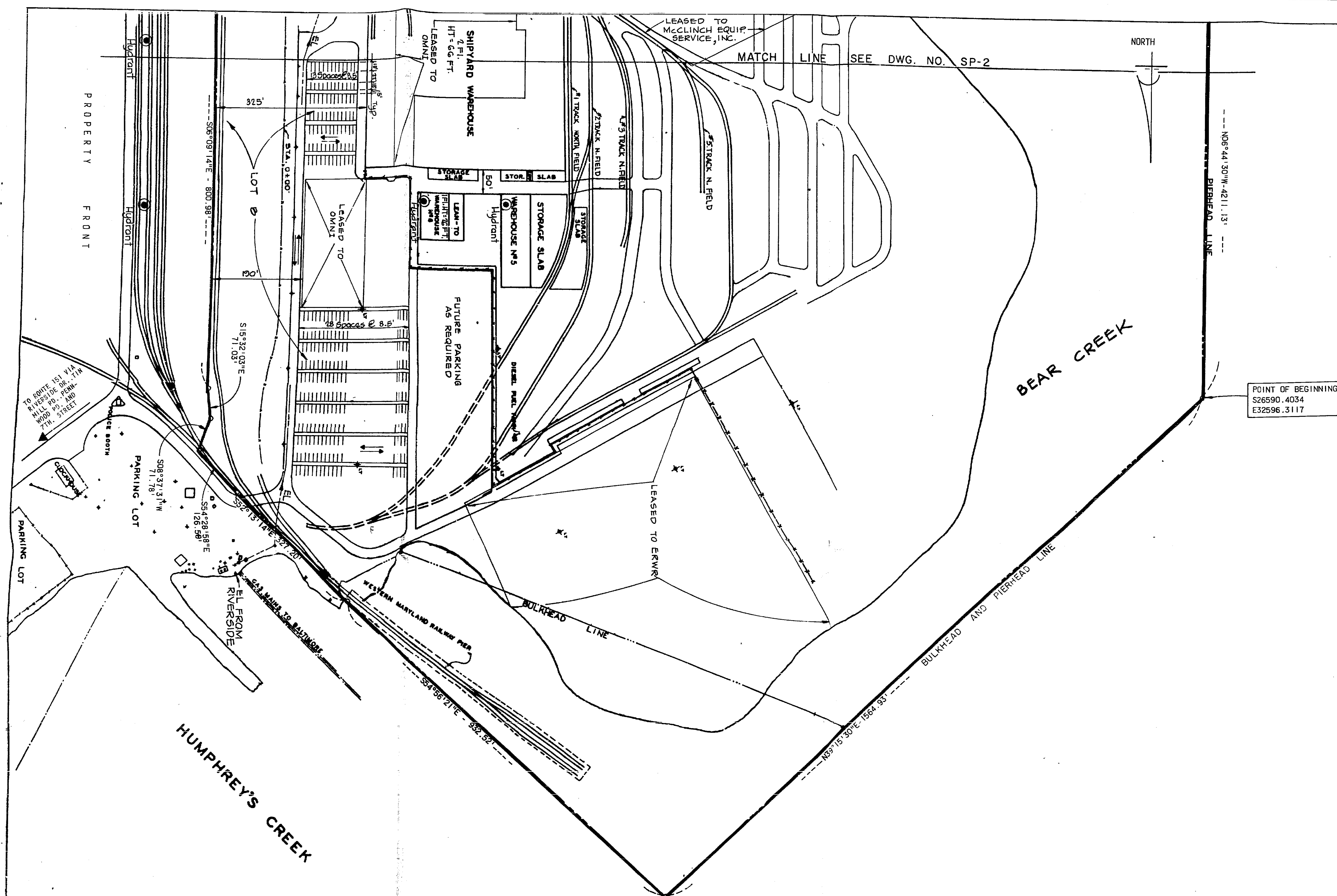
SPARROWS POINT SHIPYARD

SITE PLAN

DRAWN BY: EBJ
 CHECKED BY: RF
 DATE RELEASED: 3/7/97

SCALE: 1" = 100 FT.
 DWG. NO. SP - 2

OWNER
 BETHLEHEM STEEL CORPORATION
 BETHLEHEM, PA. 18016-7699
 (610) 694-2424



PETITIONER'S
EXHIBIT 1c

PLAT TO ACCOMPANY ZONING VARIANCE REQUEST

--BETHLEHEM STEEL CORPORATION--

SPARROWS POINT SHIPYARD

SITE PLAN

DRAWN BY: EBJ

CHECKED BY: RF
DATE RELEASED: 7-15-81

DATE RELEASED 3/7/

SCALE: 1" = 100FT.

DWG. NO.
SP - 3

OWNER
BETHLEHEM STEEL CORPORATION
BETHLEHEM, PA. 18016-7699
(610) 694-2424

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION SPARROWS POINT #378	SHEET SE. 8-F
DATE JANUARY 1916		

47-378A

MH-1M

MH-1M

MH-1M

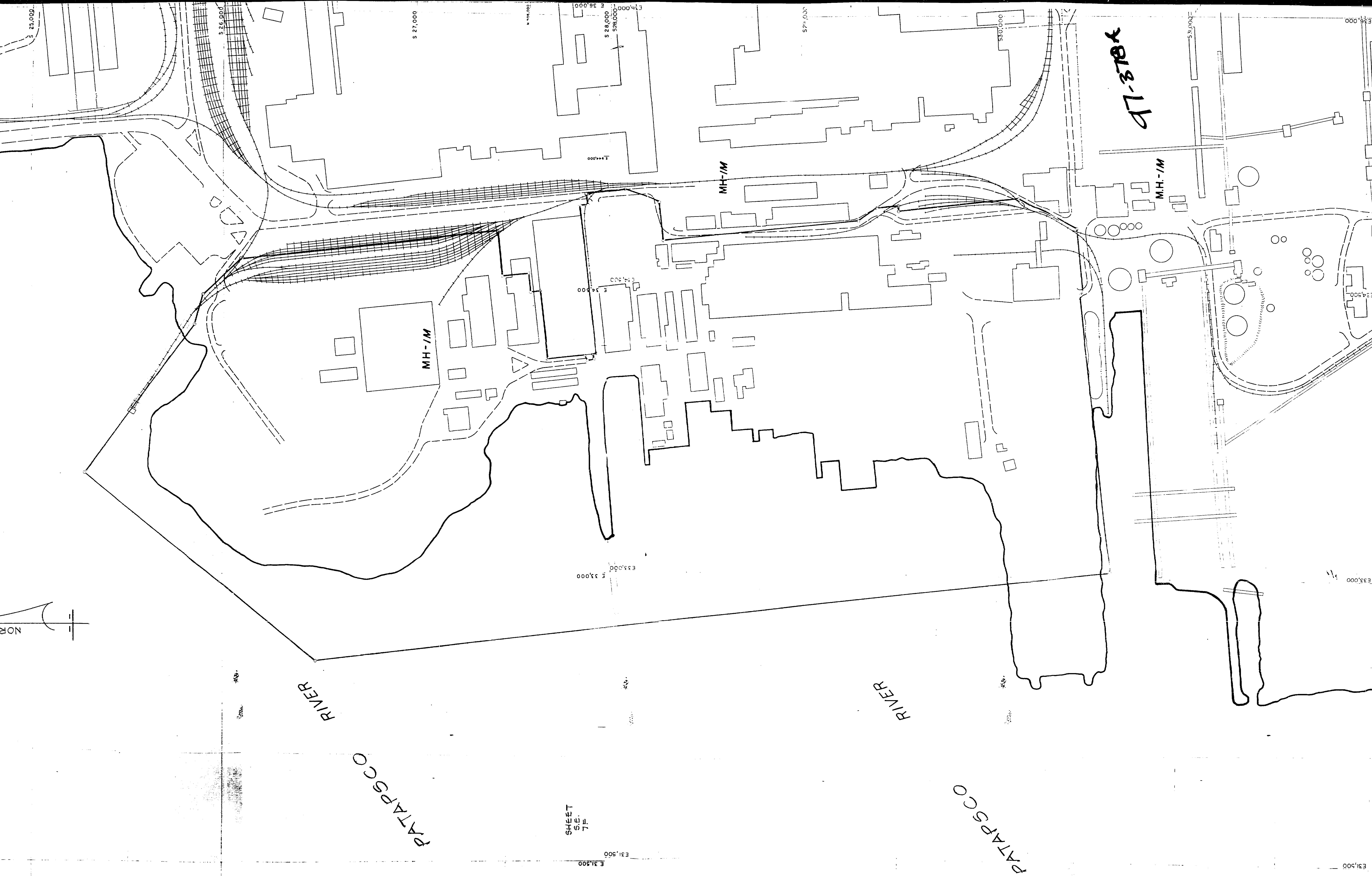
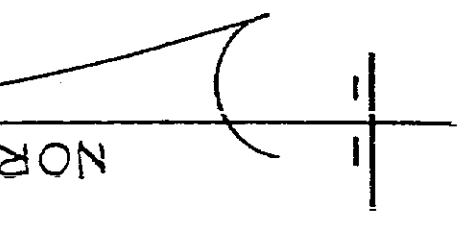
RIVER

RIVER

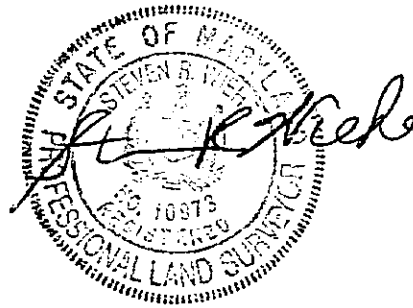
PATAPSCO

PATAPSCO

SHEET
SE.
8-F



30.) South 83 degrees 49 minutes West, 1477.58 feet
31.) North 6 degrees 11 minutes West, 4195.57 feet to the point of beginning.
Containing 223.36 acres of land more or less.
Being part of Bethlehem Steel Corporation, Sparrows Point Yard.



SPARROW2.WRI

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Town, Maryland on the property identified herein as follows:
Case 97-378-A
W of Sparrows Point Boulevard at SMC Riverside Drive and Tin Mill
Bethlehem Steel
15th Election District - 7th Councilmanic
Legal Owner(s): Bethlehem Steel Corporation
Variance to permit front, rear, and side yard setbacks as close as zero feet in lieu of the required 25 foot front yard and 30 side and rear yard required.
Hearing: Tuesday, April 15, 1997 at 10:30 a.m., 4th floor hearing room, County Courts Building, 401 Bayley Ave.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTICE (1) Hearings are handicapped accessible. For more information, call 887-3353.
(2) For information concerning the file and/or hearing, contact this office at 887-3391.
3042March27 C13000

CERTIFICATE OF PUBLICATION

97-378-A
TOWSON, MD., March 27, 1997
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 22, 1997.

THE JEFFERSONIAN,
A. Henikson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 032677
97-378-A
DATE 3/24/97 ACCOUNT 01-615
By: MDL
JL: 378 AMOUNT \$ 250.00
RECEIVED FROM Law, Bae, & Howard, LLP - Sparrows Pt.
FOR 97-378-A (var) - \$250.00
0140000231HCHRC \$250.00
BA COL2:04FMD3-10-97
VALIDATION OR SIGNATURE OF CASHIER
DATE-TIME PNR-AGENCY YELLOW-CUSTOMER

Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing
Date to be Posted: Anytime before but no later than _____
Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No. 97-378-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE:

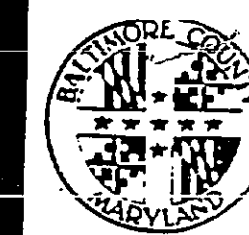
DATE AND TIME:

REQUEST: to permit front, rear, & side yard setbacks as close as 0' in lieu of 25' front yard and 30' side yard.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

9/96
post.4.doc



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 378

Petitioner: Bethlehem Steel Corporation

Location: Sparrows Point Boulevard

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara Ormrod

ADDRESS: 210 Allegheny Avenue

Towson Md 21204

PHONE NUMBER: 444 6201

AJ:egs

(Revised 09/24/96)

97-378-A
TO: FUTURE PUBLISHING COMPANY
March 24, 1997 Issue - Jeffersonian
Please forward billing to:
Barbara Ormrod
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204
444-6201

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-378-A
W of Sparrows Point Boulevard at SMC Riverside Drive and Tin Mill
Bethlehem Steel
15th Election District - 7th Councilmanic
Legal Owner(s): Bethlehem Steel Corporation

Variance to permit front, rear, and side yard setbacks as close as zero feet in lieu of the required 25 foot front yard and 30 side and rear yard required.

HEARING: TUESDAY, APRIL 15, 1997 at 10:30 a.m., 4th floor hearing room, County Courts Building, 401 Bayley Ave.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



97-378-A
Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 21, 1997

NOTICE OF HEARING

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CASE NUMBER: 97-378-A
W of Sparrows Point Boulevard at SMC Riverside Drive and Tin Mill
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Arnold Jablon
Arnold Jablon
Director

cc: Bethlehem Steel Corporation
Robert A. Hoffman, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 31, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
No Halogenated Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 10, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 378
Case No.: 97-378-A
Petitioner: Bethlehem Steel Corp.

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 10, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Printed with Soybean Ink
No Halogenated Paper

Attach original petition

Due Date 3/28/97

To: Arnold L. Jablon

From: Bruce Seeley *B/S*

Subject: Zoning Item #378

Bethlehem Steel

Zoning Advisory Committee Meeting of March 24, 1997

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X Any redevelopment of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X Applicant is advised to contact Environmental Impact Review at 887-3880 to determine how Critical Area Regulations apply to the project.

c. G. Davies
jbl/dec

INTER-OFFICE CORRESPONDENCE

The Office of Planning has no comments on the following petition(s):

Item Nos. 378, 380, 381, 382, 383, 385, 386, 391, and 392

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

PK/JL.

ITEM378/PZONE/ZAC1

INTEROFFICE CORRESPONDENCE

cc: File

ZONE331.NOC



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Dear Ms. Eubanks:

Thank you for the opportunity to review this item.

Very truly yours,

P. J. Gredler

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

I advised the petitioner (attorney) that the variance request should reference 102.2 BCZR as distances between buildings are not mentioned. The attorney thought the listed requests should cover.

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97-378A

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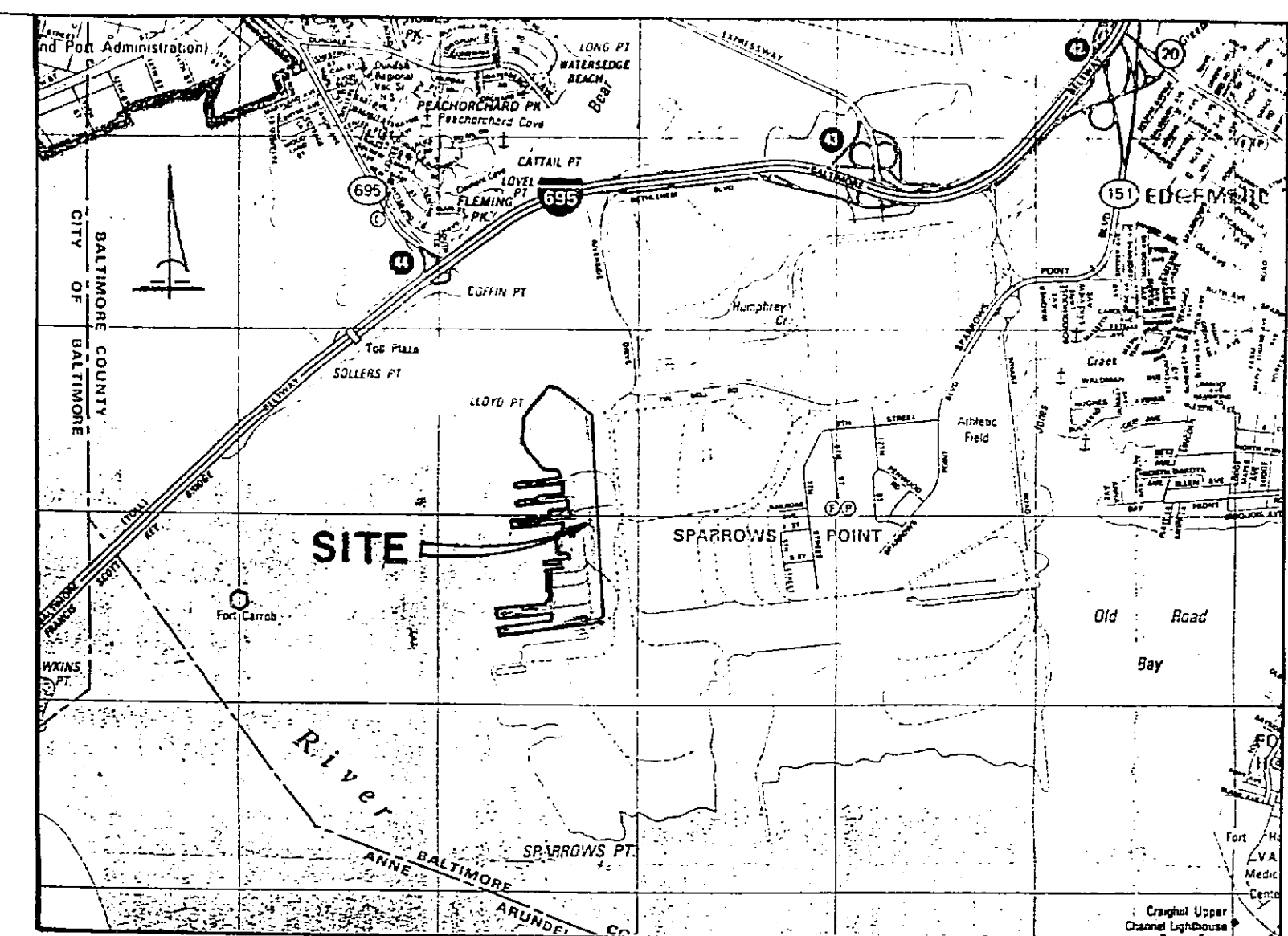
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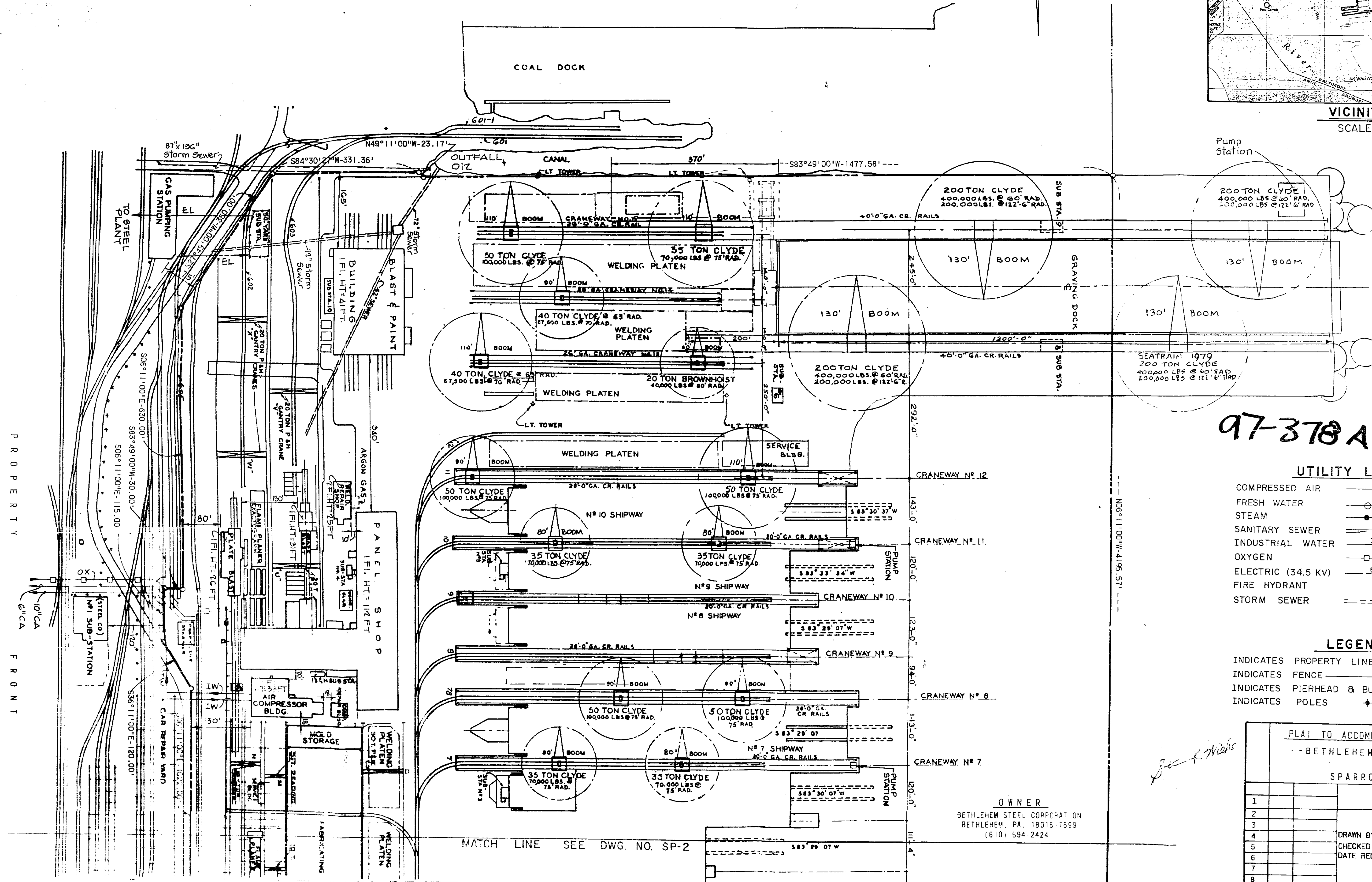
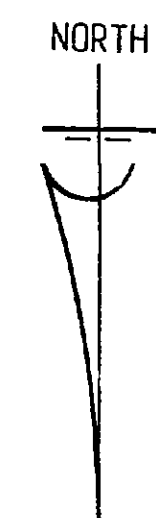
CHANG, P. S. 1983. VILLAGES

PETITIONER(S) SIGN-IN SHEET

[illegible]



VICINITY MAP
SCALE: 1"=3000'



97-378A

SEE SHEET SP-2
FOR PLAN NOTES

UTILITY LEGEND

- COMPRESSED AIR CA
- FRESH WATER FW
- STEAM ST
- SANITARY SEWER SS
- INDUSTRIAL WATER IW
- OXYGEN OX
- ELECTRIC (34.5 KV) EL
- FIRE HYDRANT
- STORM SEWER

LEGEND

- INDICATES PROPERTY LINES
- INDICATES FENCE
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- INDICATES POLES

PLAT TO ACCOMPANY ZONING VARIANCE REQUEST
-- BETHLEHEM STEEL CORPORATION --

SPARROWS POINT SHIPYARD

SITE PLAN

1	
2	
3	
4	
5	
6	
7	
8	

DRAWN BY EBJ
CHECKED BY RF
DATE RELEASED 3/7/97

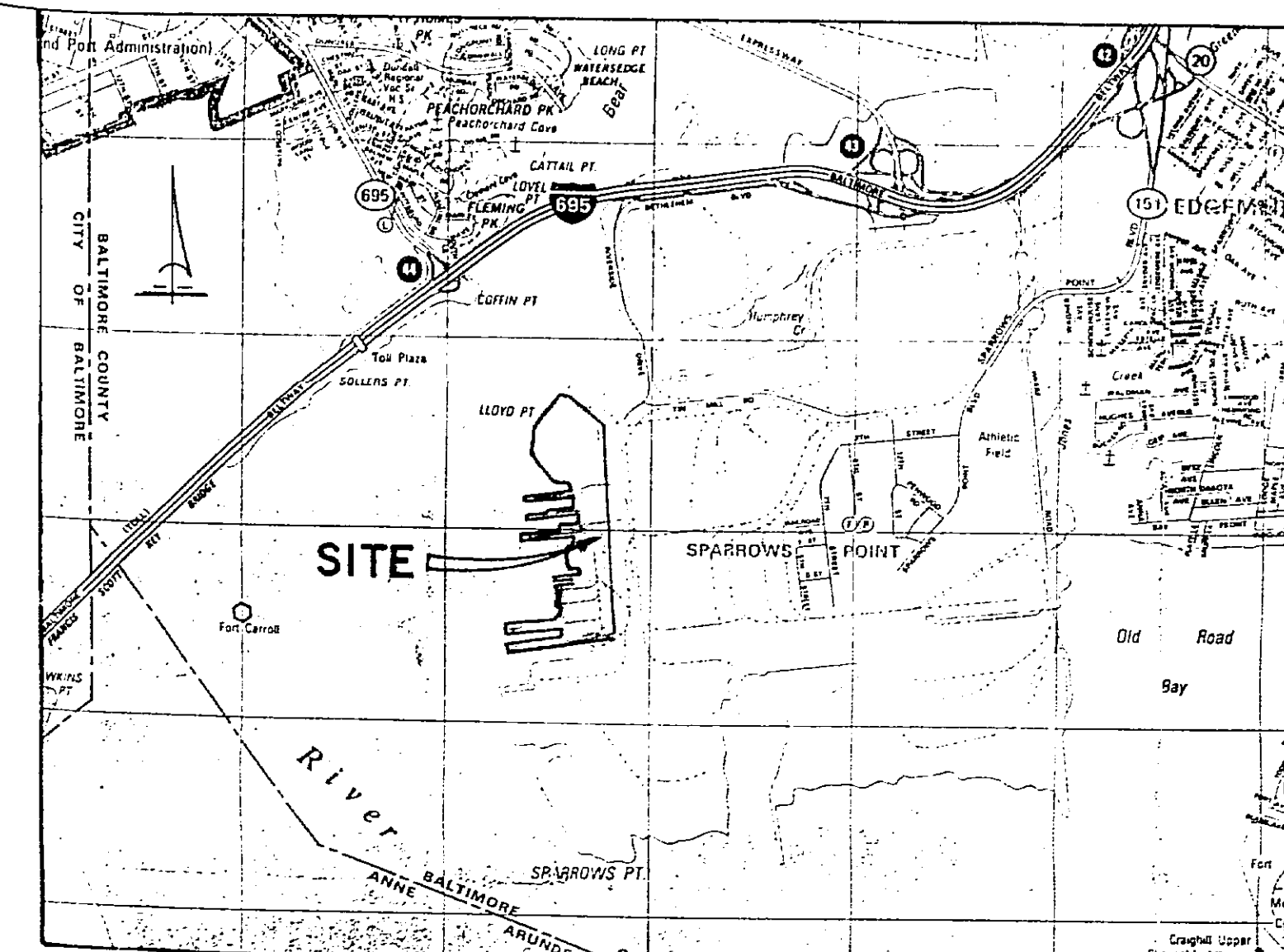
SCALE: 1" = 100 FT.

DWG. NO.
SP - 1

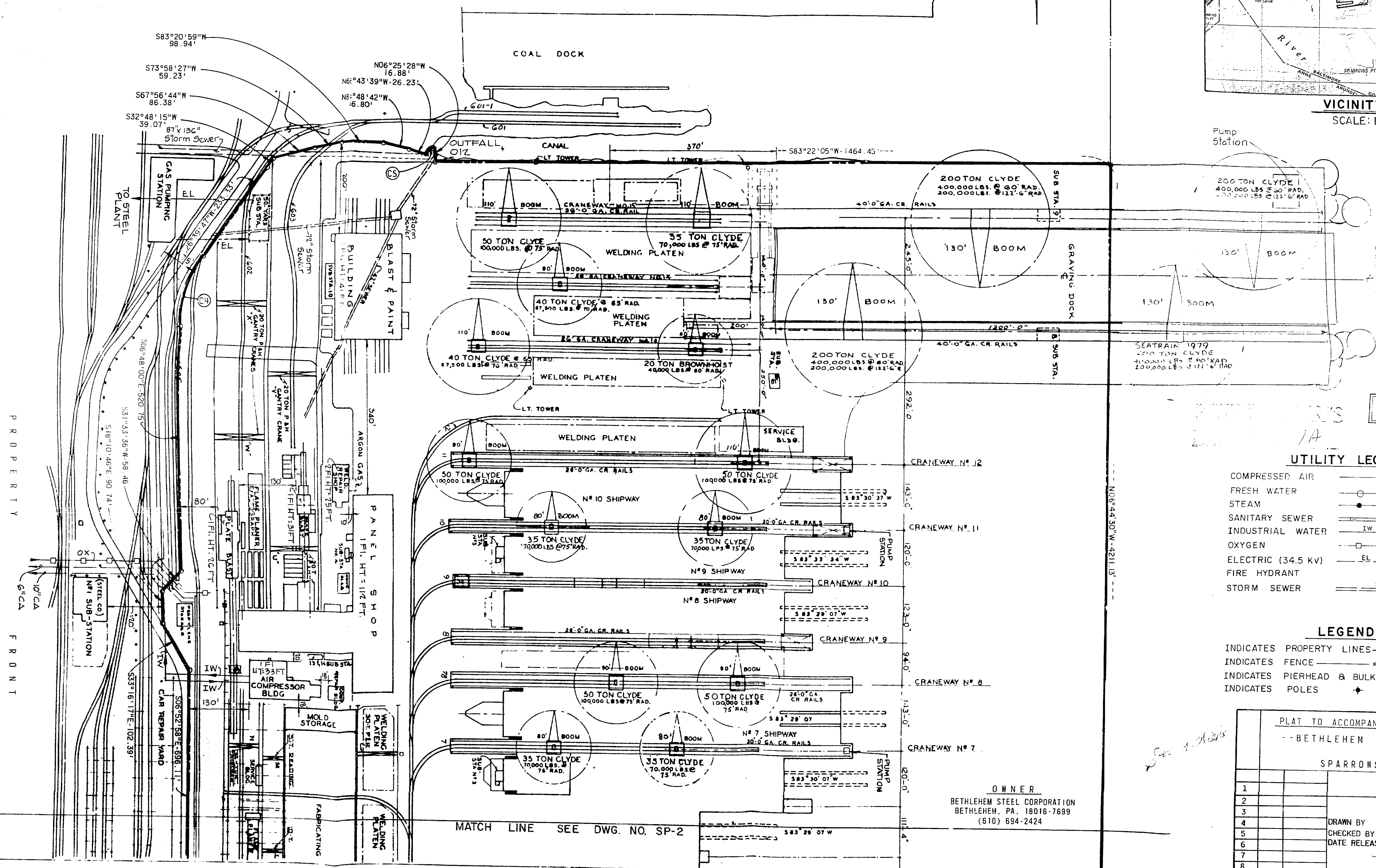
OWNER
BETHLEHEM STEEL CORPORATION
BETHLEHEM, PA. 18016-7699
(610) 684-2424

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(5)	30.00'	28.60'	54°37'06"	S54°30'04"W	27.53'

NORTH



VICINITY MAP
SCALE: 1"=3000'



SEE SHEET SP-2
FOR PLAN NOTES

UTILITY LEGEND

COMPRESSED AIR	CA
FRESH WATER	FW
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SANITARY SEWER	SS
INDUSTRIAL WATER	IW
OXYGEN	OX
ELECTRIC (34.5 KV)	EL
FIRE HYDRANT	HYDRANT
STORM SEWER	STORM SEWER

LEGEND

INDICATES PROPERTY LINES	---
INDICATES FENCE	x x
INDICATES PIERHEAD & BULKHEAD LINES	---
INDICATES POLES	+

PLAT TO ACCOMPANY ZONING VARIANCE REQUEST
--BETHLEHEM STEEL CORPORATION--

SPARROWS POINT SHIPYARD

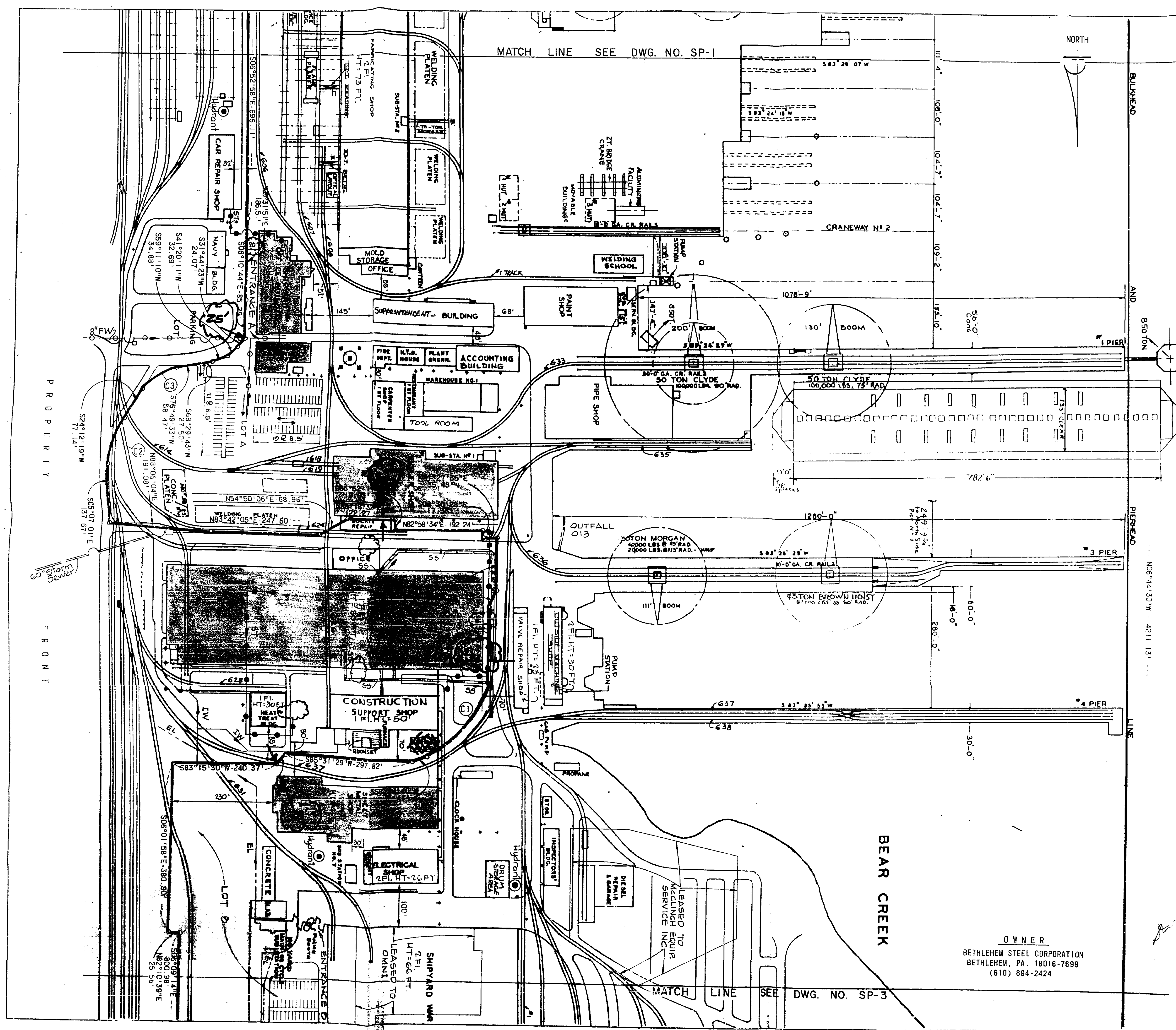
SITE PLAN

DRAWN BY EBJ
CHECKED BY RF
DATE RELEASED 3/7/97

SCALE: 1"=100FT.

DWG. NO.
SP - 1

OWNER
BETHLEHEM STEEL CORPORATION
BETHLEHEM, PA. 18016-7689
(610) 694-2424



PLAN NOTES

1. ZONE DISTRICT: 15C7; ELECTION DISTRICT: 15; PRECINCT: 20
2. ZONING: MH-1M
3. AREA OF PROPERTY: 223.7 ACRES TOTAL INCLUDING BELOW WATER TO BULKHEAD/PIERHEAD LINES
4. ZONE MAP NO.: SE-7F, SE-8F
5. ADJACENT PROPERTY: ALL-BETHLEHEM STEEL CORP.
6. USAGE, ADJACENT PROPERTY: STEELMAKING, FINISHING AND ASSOCIATED SUPPORT
7. USAGE, SUBJECT PROPERTY: SHIPBUILDING, REPAIR AND ASSOCIATED SUPPORT
8. ENTRANCES:
 - A. BETWEEN SHIPYARD OFFICE BUILDING AND DISPENSARY - SALARIED AND HOURLY SUPERVISORY.
 - B. SOUTH OF PARKING LOT B - HOURLY.
9. FLOOR AREA RATIO CALCULATION:

FAST LAND = 141 ACRES ± = 6,141,960 SF.
 FLOOR AREA = 891,317 SF.
 FAR = 0.145
 MAX. ALLOW FAR = 2.0
10. BUILDING (S) HT:

THE TALLEST BUILDING ON THE SITE IS 112 FT. THERE IS NO ADJACENT PROPERTY ZONED RESIDENCE OR BUSINESS, THEREFORE HT IS UNLIMITED.
11. PARKING CALCULATIONS:

LOT A - SALARIED AND HOURLY SUPERVISORY. 120 SPACES ARE PROVIDED AS SHOWN ON THE PLAT. THERE ARE PRESENTLY APPROXIMATELY 100 EMPLOYEES IN THIS CATEGORY.

LOT B - HOURLY. 400 SPACES ARE PROVIDED AS SHOWN ON THE PLAT. THERE ARE PRESENTLY APPROXIMATELY 250 EMPLOYEES ENGAGED DURING THE PRIMARY SHIFT.
12. VARIANCES REQUESTED:

VARIANCES REQUESTED TO ALLOW FOR AS CLOSE TO "0" FT. TO A PROPERTY LINE IN LIEU OF THE REQUIRED 25' FRONT AND 30' SIDE YARDS.
13. SUBDIVISION PERMITTED:

SUBDIVISION PERMITTED PER APPROVAL LETTER DATED FEBRUARY 14, 1997, PD# 27-547, GRC NUMBER 02107K, DISTRICT 15C7. THE PROPERTY LIES WITHIN THE CRITICAL AREA, BUT NOT NEW DEVELOPMENT IS PLANNED.
14. PROPERTY LINES:

PROPERTY LINES PRESENTLY SHOWN ARE SUBJECT TO MINOR CHANGES BASED ON FINAL FIELD SURVEY.
15. VARIANCE:

VARIANCE IS REQUESTED BECAUSE OF NEW PROPERTY LINES BEING ESTABLISHED.

BETHLEHEM
EXHIBIT 1B

PLAT TO ACCOMPANY ZONING VARIANCE REQUEST	
-- BETHLEHEM STEEL CORPORATION --	
SPARROWS POINT SHIPYARD	
SITE PLAN	
1	
2	
3	
4	
5	
6	
7	
8	

DRAWN BY: EBJ
 CHECKED BY: RF
 DATE RELEASED: 3/7/97

SCALE: 1" = 100 FT.

DWG. NO.
SP - 2

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION SPARROWS POINT	SHEET SE. 8-F
DATE JANUARY 1916	#378	

47-378A

MH-1M

MH-1M

MH-1M

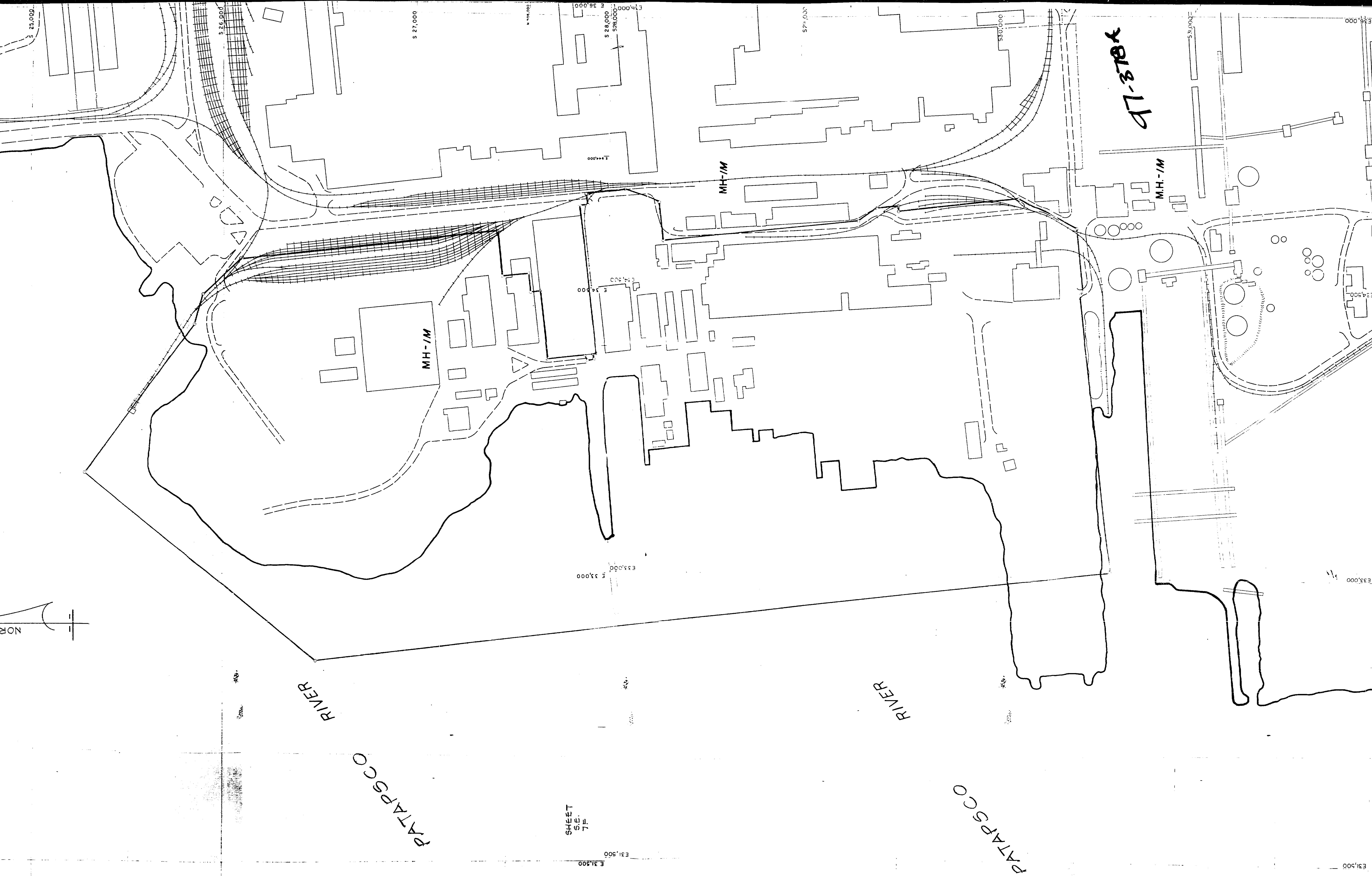
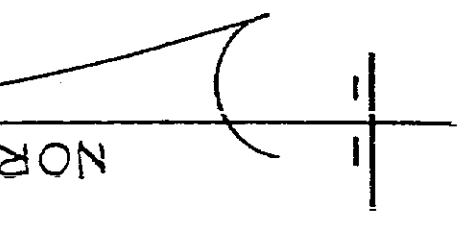
RIVER

RIVER

PATAPSCO

PATAPSCO

SHEET
16
15



IN RE: PETITION FOR VARIANCE * BEFORE THE
W/S Sparrows Point Boulevard and * DEPUTY ZONING COMMISSIONER
Tin Mill Road at Patapsco River (Bethlehem Steel Corporation,
Sparrows Point Shipyard) * OF BALTIMORE COUNTY
15th Election District * Case No. 97-378-A
7th Councilmanic District
Bethlehem Steel Corporation *
Petitioner * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for property located at the end of Sparrows Point Boulevard and Tin Mill Road at the Patapsco River. The Petition was filed by the owner of the property, Bethlehem Steel Corporation, by S. G. Donches, Vice President, and their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Section 258.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit front, rear and side yard setbacks of as close as 0 feet in lieu of the required 25-foot front yard and 30-foot side and rear yard setbacks. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Steve Mische, Registered Professional Land Surveyor who prepared the site plan for this property, Glenn Price, and Guy Letterman, all representatives of the Bethlehem Steel Corporation. The Petitioners were represented by Robert A. Hoffman, Esquire, and Patsy Malone, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 223.7 acres, zoned MH-IM and is the site of the Petitioner's shipbuilding, steelmaking, and associated support facility. The Petitioners

are desirous of subdividing the subject property to separate the shipbuilding operation at this location from the steelmaking and processing operation on the site. Testimony revealed that the Petitioner has made the decision to sell its shipyard operation and in order to prepare it for eventual sale to a buyer, the property must be subdivided. As shown on colorized site plans identified as Petitioner's Exhibits 1A, 1B and 1C, a subdivision line has been drawn in red and shows the buildings in blue which will be part of the shipyard operation, and a building in green which will remain with the steel processing plant. As a result of the proposed subdivision, the requested variances are necessary in order to legitimize conditions on the property which have existed since prior to the effective date of any zoning regulations governing such use.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly

- 2 -

enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

- 3 -

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of April, 1997 that the Petition for Variance seeking relief from Section 258.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit front, rear and side yard setbacks of as close as 0 feet in lieu of the required 25-foot front yard and 30-foot side and rear yard setbacks, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments (due date March 26, 1997), attached hereto and made a part hereof.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 4/21/97
By [Signature]

ORDER RECEIVED FOR FILING
Date 4/21/97
By [Signature]

ORDER RECEIVED FOR FILING
Date 4/21/97
By [Signature]

ORDER RECEIVED FOR FILING
Date 4/21/97
By [Signature]

Attach original petition Due Date 3/26/97

To: Arnold L. Jablon

From: Bruce Seeley *BS/SP*

Subject: Zoning Item #378

Bethlehem Steel

Zoning Advisory Committee Meeting of March 24, 1997

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

X Any redevelopment of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code)

X Applicant is advised to contact Environmental Impact Review at 887-3890 to determine how Critical Area Regulations apply to the project, if at all.

ORDER RECEIVED FOR FILING
Date 4/21/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 21, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S Sparrows Point Boulevard and Tin Mill Road at Patapsco River
(Bethlehem Steel Corporation, Sparrows Point Shipyard)
15th Election District - 7th Councilmanic District
Bethlehem Steel Corporation - Petitioner
Case No. 97-378-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. S. G. Donches, Vice President, Bethlehem Steel Corporation
1170 Eighth Avenue, Bethlehem, Pa. 18016-7699

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel

Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at Sparrows Point Boulevard
which is presently zoned MH-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Variance from Section(s)
258.1 of the Baltimore County Zoning Regulations to permit front, rear and side yard setbacks as close as 0 ft. in lieu of the required 25 ft. front yard and 30 ft. side and rear yard required.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

Signature

Address

City

State

Zipcode

I, or we, solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Bethlehem Steel Corporation

(Type or Print Name)

Signature

S. G. Donches, Vice President

(Type or Print Name)

Signature

Bethlehem Steel Corporation

1170 Eighth Avenue

Address

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave., Towson, MD 21204

Address

City

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING: 1-2 hr

Unavailable for Hearing the following dates:

Next Two Months

ALL OTHER

REVIEWED BY: [Signature] DATE: 3/16/97

ORDER RECEIVED FOR FILING
Date 4/21/97
By [Signature]

DESCRIPTION TO ACCOMPANY
A ZONING REQUEST
PART OF
BETHLEHEM STEEL CORPORATION
SPARROWS POINT YARD
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point having coordinate South 26590.4034, East 32596.3117 at the end of the North 6 degree 11 minute West, 3392.07 foot bulkhead line of Bear Creek running thence and binding on the northmost bulkhead line of said creek and referring the courses of this description to the Baltimore County Grid Meridian

- 1.) North 39 degrees 49 minutes East, 1565.00 feet to the westmost bulkhead line of Humphrey's Creek, thence binding on said bulkhead to the end thereof
- 2.) South 53 degrees 11 minutes East, 950.00 feet
- 3.) South 72 degrees 57 minutes 20 seconds East, 162.59 feet
- 4.) South 44 degrees 45 minutes 23 seconds East, 272.95 feet
- 5.) South 6 degrees 11 minutes East, 140.00 feet
- 6.) South 83 degrees 49 minutes West, 238.77 feet
- 7.) South 6 degrees 11 minutes East, 140.00 feet
- 8.) South 83 degrees 49 minutes West, 100.00 feet
- 9.) South 6 degrees 11 minutes East, 50.00 feet
- 10.) South 83 degrees 49 minutes West, 360.00 feet
- 11.) South 6 degrees 11 minutes East, 200.00 feet
- 12.) South 62 degrees 00 minutes 27 seconds West, 26.93 feet
- 13.) South 6 degrees 11 minutes East, 35.00 feet
- 14.) North 83 degrees 49 minutes East, 25.00 feet
- 15.) South 6 degrees 11 minutes East, 785.00 feet
- 16.) North 83 degrees 49 minutes East, 20.00 feet
- 17.) South 6 degrees 11 minutes East, 65.00 feet
- 18.) North 83 degrees 49 minutes East, 200.00 feet
- 19.) South 6 degrees 11 minutes East, 200.00 feet
- 20.) South 22 degrees 26 minutes 09 seconds West, 200.30 feet
- 21.) South 83 degrees 49 minutes West, 205.00 feet
- 22.) South 6 degrees 11 minutes East, 1022.00 feet
- 23.) South 36 degrees 11 minutes East, 120.00 feet
- 24.) South 6 degrees 11 minutes East, 115.00 feet
- 25.) South 83 degrees 49 minutes West, 30.00 feet
- 26.) South 6 degrees 11 minutes East, 830.00 feet
- 27.) South 27 degrees 49 minutes West, 350.00 feet
- 28.) South 84 degrees 30 minutes 27 seconds West, 331.36 feet
- 29.) North 49 degrees 11 minutes West, 23.17 feet

SPARROW2 WRI

#378